

Mastering Room in the Roof Webinar Q & A

Would a fixed staircase that was so steep and so narrow that you could not carry anything without it being unsafe class as a RIR?

As per convention 2.06, there must be a fixed staircase that one is able to walk downwards facing forwards to include it as a RIR.

Can you use alt walls to enter a difference in RIR area of common wall being different?

Alt wall can only be taken from main building and not room in the roof.

What do you do with an asymmetric Type 2 RIR with common walls of differing height? Take average?

If there are varying height of stud or common wall, work out the areas of these walls and add them together, then enter this area as the length and enter 1 as the height.

Is rigid insulation in RIR doubled like pitched roof? Or did that rule change with expanded insulation input on RdSAP 10?

Because we can select the type of insulation, we do not need to double insulation thicknesses. This will be done automatically in the software.

If the property owner has photos of when the RIR was built with which shows what insulation was installed and where, is this sufficient evidence for a Detailed assessment? Even though I may not have access on the date of inspection.

Home owner photos can be used as evidence if accompanied with receipts of purchase for insulation or the photos have date stamps and can clearly be confirmed to be of the same property being assessed.

If you only have two stud wall options, how do you deal with a double hipped roof, with no gables and four slopes?

Add the studs and slopes together and enter into corresponding sections. Take two hipped sides and take the width and enter them as gables.

Has any work been done to see if the difference between simplified and detailed gives any significant difference?

A detailed assessment will implement the correct insulation details rather than the default values. This will in most cases improve the overall result of the property. It is difficult to see the difference between 9.94 room in the roof and RdSAP 10 room in the roof because of other factors now taken into consideration. Eg. Windows and ventilation.

If you use insulation Unknown (as allowed) why do you get a Audit for Smart Rule?

Smart audits are there to make sure you are using conventions correctly. Once completed and passed they will not be called again for at least 6 months.

Typically, how long is it taking to do a detailed RIR measurement?

Depending on the complexity and size it shouldn't take much longer than measuring any other floor.

Do we still halve the depth for Vermiculite?

Yes, see convention 3.07.

Is it acceptable to use verified loft if EPC for next door says RIR?

This should be approached with caution, and should be backed up with some research into the neighbouring property (ie looking for planning applications).

How are windows with different aspects (i.e. North, South) entered when gables for the two different aspects have been merged?

Enter as the exposed gable that is available with the same orientation and make a site note.

If it's a semi detached with a hipped room in roof can we just divide party gable by two? Rather than making up an exposed gable.

You will need to follow convention 2.06.

When you do the height of the gable, is this not averaged out, with consideration given to the slopes?

The software calculates the gable size based on the measurements input into the system. It calculates it as a square/ rectangle using the width and height.

We have always been told planning permission is not acceptable as it is an 'intention to install' and must be backed up by building regs?

Architect drawings are allowed for date banding as it is 'intent to install' and you can physically see that room in the roof has been built. You cannot however use these for insulation details because these are not physically seen.

What happens with a property that hasn't had Building Control sign-off? ie an "unofficial" loft room? This is common to my area (the NE).

A builder letter or street view may be able to prove the date in this scenario.

How about window date stamps for dating RIR?

Windows date stamps may not be used as these could be replaced at a later date.

So what would a dormer window go in as for location??

Roof of room in roof