

Flat Roof Solutions



Quality above all
keyliterateofwindows.com

Want to **build your product** at the click of a button?

Our online portal and configurator **RUFUS** is your 'one site' to configure products, save quotes, place orders and more...



Saves time



Available on the go



Detailed product information

Visit <https://keyliteroofwindows.com/rufus> or scan the QR code below



What's the difference between splayed and vertical kerbs?

What's the most cost-effective product for my situation?

What product is going to fit my hole in the roof?

Scan here:



Quality above all

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Flat roof solutions

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Guaranteed Quality

Technical Data Sheets

Full technical details and specification information can be found on each product datasheet. Datasheets and other performance documents are available on our website.

Product Warranty

The glazing and powder coating on our flat roof windows carry a 10 year warranty.

Note:

Warranty validity is dependent on correct installation and ongoing care as detailed in product Operation & Maintenance (O&M) Manual (documents can be found on our website). Please note certain exclusions apply to glass products, such as thermal fracture and nickle sulphide inclusion.

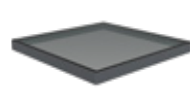
Quality Assured

Our products are easy to install, compliant with all current building regulations and legislation, and tried and trusted by professionals.

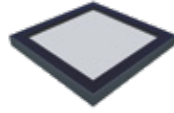
Each product reflects our commitment to quality. Our design ethos is to strive for an elegant product whilst maintaining maximum thermal efficiency and high-performance glass technologies.



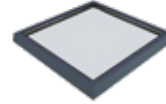
Flat Roof Rooflight Range Overview



em.glaze™
flat glass Resi



em.glaze™
flat glass Premium



ray.lux™



em.dome™

Specification	Flat glass: stocked and special order	Flat glass: stocked and special order	Flat glass: stocked sizes only	Polycarbonate dome: stocked and special order
Stocked sizes	21 standard sizes	18 standard sizes	14 standard sizes	26 sizes
Delivery times	Next day dispatch available on standard stock sizes Bespoke sizes upon application	Next day dispatch available on standard stock sizes Bespoke sizes 5-8 weeks	Next day dispatch available on standard stock sizes	Delivery from 24 hours on stock sizes Bespoke sizes 3-5 weeks
Glazing specification	Toughened outer pane with laminated inner pane	Toughened outer pane with laminated inner pane	Toughened outer pane with laminated inner pane	Certified non-fragile polycarbonate
Glazing options	Double glazed as standard	Double-glazed, as standard; triple-glazed available for special order	Double-glazed only	Single, double, triple and quad skins (some sizes/skins special order only)
Glazing finishes	Solar control tint and EasyClean available on special orders	Solar control tint and EasyClean available on special orders	N/A	Clear or diffused
Kerb options	uPVC kerb, builder's kerb or timber sloping kerb	uPVC kerb, builder's kerb or timber sloping kerb	uPVC kerb or builder's kerb	uPVC Kerb or builder's kerb
Colours	Powder coated to Grey RAL 7016 as standard. Other RAL colours are available on special order	Powder coated to Grey RAL 7016 as standard. Other RAL colours are available on special order	Grey RAL 7016 and White RAL 9010	N/A
Certification	U-Value: 1.3W/m ² .K Air Tightness: Class 4 300 Pa Wind Loads: Class A3	CWCT Class 1 as standard *	CWCT Class 1 as standard *	Air Permeability to EN1873: A4 Watertightness to EN1873: Pass Impact Test to EN1873: 1200J
Operation	Fixed, vented, manual and electric opening	Fixed, vented, manual and electric opening	Fixed, manual and electric opening	Fixed, vented, manual and electric opening
Accessories	Winding rod, standard and premium comfort kit	Winding rod, standard and premium comfort kit	Winding rod, standard comfort kit	Winding rod, security grid, powered extract fan, standard and comfort kit

* Refers to standard spec/size – refer to technical datasheet for full details

em.glaze™

flat glass Resi

10yr
WARRANTY

Part L
COMPLIANT

FROM
Next day
DISPATCH

84mm
BLACK
BORDER

FIXED,
VENTED
MANUAL &
ELECTRIC

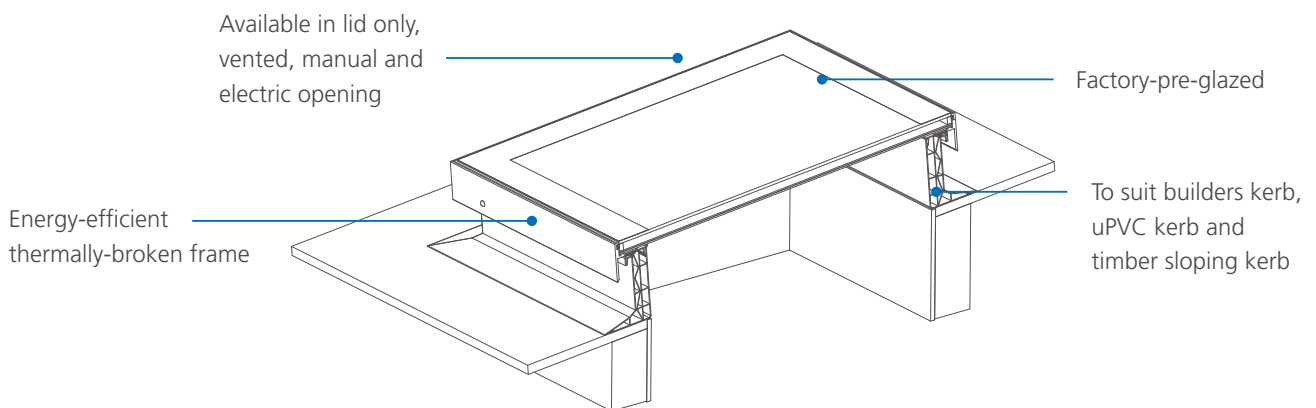
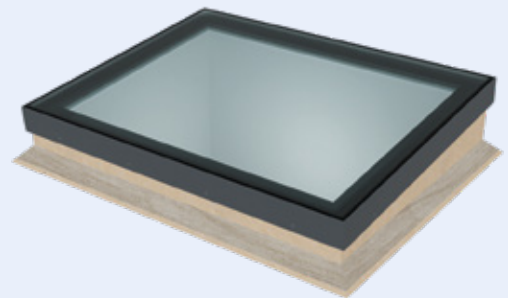
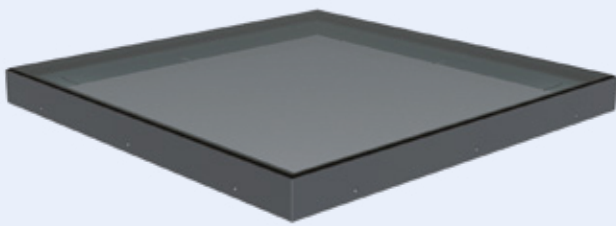
Laminated
INNER PANE

Blending exceptional performance with a sleek finish inside and out, em.glaze Resi is a high-quality, cost-effective rooflight perfect for a wide range of applications.

em.glaze Resi flat glass

Class 3 CWCT Fragile

Designed for the residential market, em.glaze Resi offers exceptional value without compromising on quality. Featuring double glazing and available in a range of stock sizes with next day dispatch, it's the ideal cost-effective solution for bringing natural light into any home.



Key Features & Benefits:

- 21 stock sizes available for next day dispatch
- Flush glazed glass-to-edge design
- 84mm black border to conceal the kerb below
- Excellent thermal and sound insulation properties
- Low U-Values of 1.3W/m².K*
- Factory pre-glazed for easy installation
- Aluminium frame powder coated to Grey RAL 7016 as standard. Other RAL colours are available on special order
- Compatible with site-formed builders, uPVC, and our Timber Sloping Kerbs
- Ventilation options available – trickle vents, manual and electric opening
- Thermally broken frame
- em.glaze EasyClean Coating available
- Bespoke units available on request
- Available as lid only, manual and electric opening
- For part L and Part B compliance, install em.glaze with our Timber Sloping Kerb

* Calculated in the vertical



em.glaze™

flat glass Premium

10yr
WARRANTY

Part L
COMPLIANT

Laminated
INNER PANE

5★
RATED

Class 1
CWCT

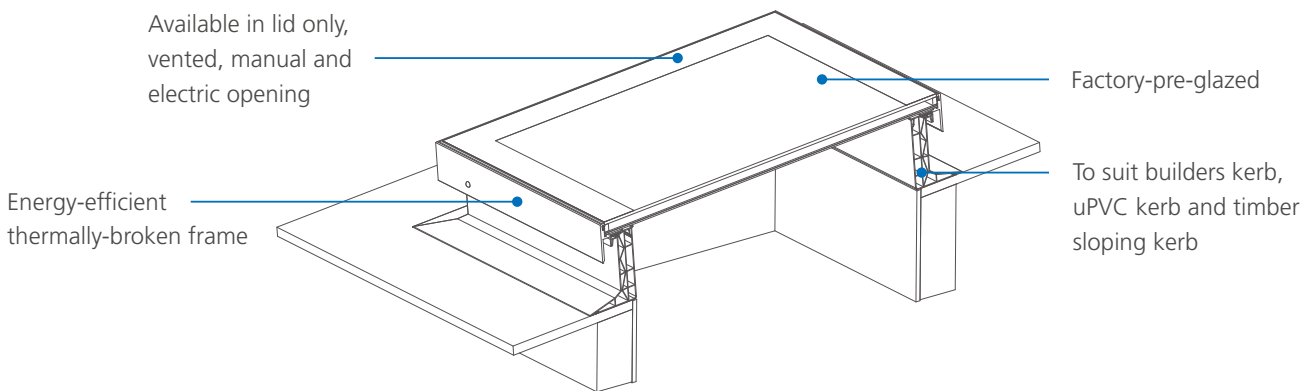
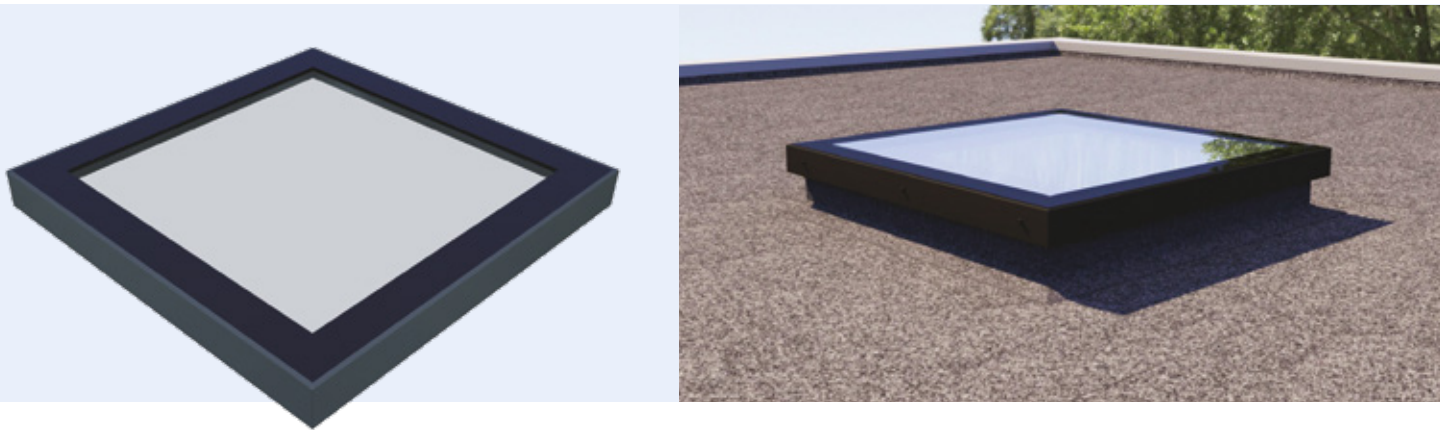
FIXED,
VENTED
MANUAL &
ELECTRIC

With a clean, minimalistic finish both inside and out, em.glaze is an elegant solution for externally visible installations.

em.glaze Premium flat glass

Class 1 CWCT Non-Fragile

Highly energy efficient, its glass-to-edge design offers uninterrupted views and stunning, modern good looks. Exceptional performance perfectly blended with contemporary styling ensures em.glaze Premium will add the finishing touch to your project.



Key Features & Benefits:

- 18 sizes available from stock
- Flush glazed glass-to-edge design
- Thermally broken aluminium frame
- Combined unit U-Value 1.23W/m².K*
- Non-fragility CWCT Class 1 tested, as standard
- Toughened outer and laminated inner panes – the safest choice
- Stocked in Anthracite Grey RAL 7016
- Bespoke sizes available on request
- For part L and Part B compliance, install em.glaze with our Timber Sloping Kerb
- Ventilation options available – trickle vents, manual and electric opening
- Compatible with site-formed builders, uPVC, and our Timber Sloping Kerbs
- Should be installed at minimum 5° pitch
- Ideal for commercial applications
- Available as lid only, manual and electric opening

* Calculated in the vertical



em.glaze™

flat glass Electric Opening

with concealed actuators

10yr
WARRANTY

Laminated
INNER PANE

Part L
COMPLIANT

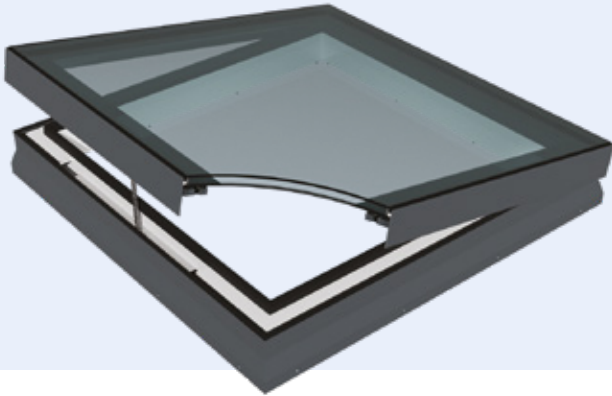
**Next
day**
DISPATCH

**RESI &
PREMIUM**
OPTIONS

Ultra-slim sight lines and maximum weather performance put this stylish lantern ahead of the rest.

em.glaze Electric Opening

em.glaze electric opening units now feature concealed actuators, offering a sleek and modern look.



Key Features & Benefits:

- Thermally broken profile
- Motor fully concealed within subframe
- All units have motor leads protruding minimum 2m
- Water management channel within profile
- Single or tandem motors depending on unit size
- Compatible with builders Kerb or Timber Sloping Kerb
- Wiring concealed inside em.glaze base frame
- Special motor bracket to em.glaze base frame unit allows unit to be detached from inside in event of power failure
- Powder coated as standard to Grey RAL 7016 externally and White RAL 9016 internally
- Common sizes in stock for rapid delivery
- Also available with visible motors on PVC kerbs in all 11 stock sizes
- Wall switch controlled as standard
- Premium control upgrades include remote control and rain and wind sensors – please refer to page 22 for more information
- 24V low voltage motor

Premium upgrades include: remote control, rain sensors, etc



ray.lux™

10yr
WARRANTY

Class 1
CWCT

Laminated
INNER PANE

Part L
COMPLIANT

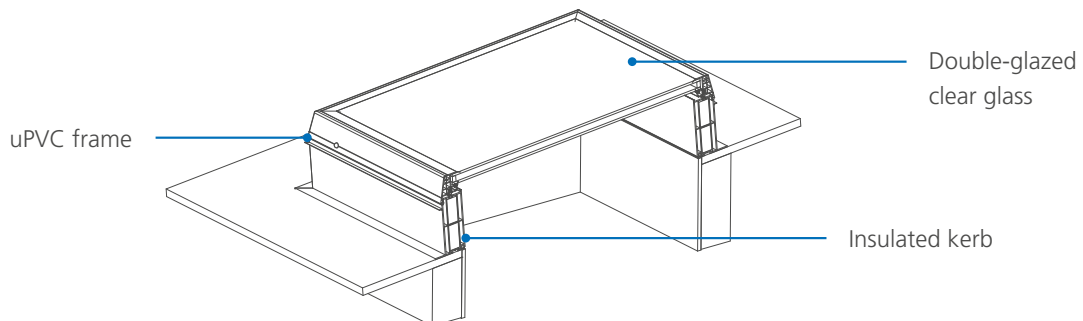
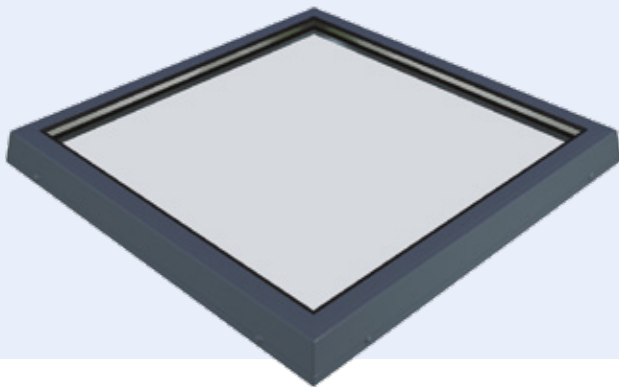
FIXED,
VENTED
MANUAL &
ELECTRIC

Modern and precisely engineered, ray.lux is the ideal solution for any project.

ray.lux flat glass

Class 1 CWCT Non-Fragile

The blend of optimal functionality with easy installation makes ray.lux glass suitable for both new and refurb projects. Create light and welcoming spaces with this adaptable and affordable Rooflight.



Key Features & Benefits:

- 14 sizes available from stock
- Thermally broken uPVC frame
- Combined unit U-Value 1.26W/m².K
- Non-fragility CWCT Class 1 tested, as standard
- Toughened outer and laminated inner panes – the safest choice
- For use with a range of ventilation options – manual, electric and fixed
- Available in Anthracite Grey RAL 7016
- To suit either site-formed builder's kerb, or proprietary insulated kerb with vertical sides
- Should be installed at an angle between 5 and 15°
- Cost-effective way of achieving Class 1



em.dome™

10yr
WARRANTY

100+
SIZES
AVAILABLE

CERTIFIED
**'NON-
FRAGILE'**

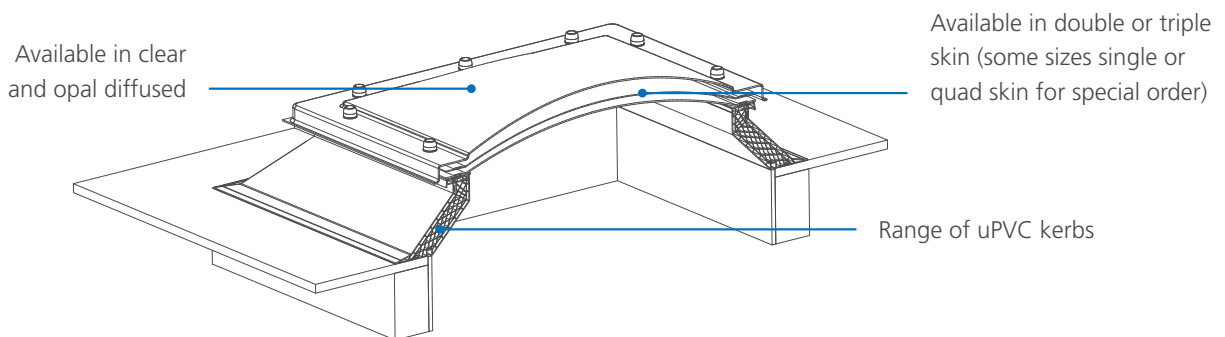
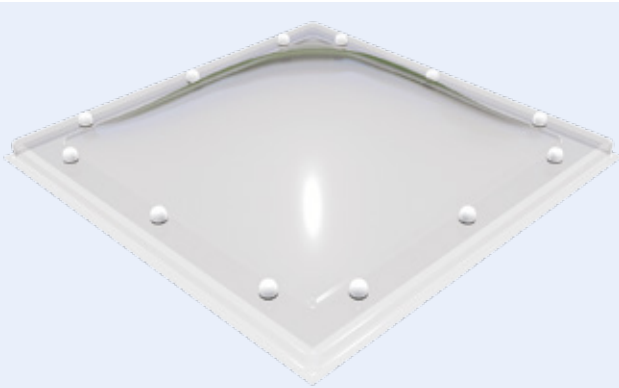
**Next
day**
DISPATCH

CE
CERTIFIED
TO EN 1873

Crafted from durable, high-quality polycarbonate, em.dome rooflights are expertly designed to maximise natural light.

em.dome Polycarbonate

Our polycarbonate domes are high quality, durable polycarbonate thermoformed rooflights, designed to make optimum use of natural light. They are tested to the highest standards and are available in a wide range of shapes and profiles.



Key Features & Benefits:

- 26 stock sizes available for next day dispatch
- Range of uPVC kerbs
- Stocked in clear or opal diffused
- Polycarbonate em.domes are certified 'non-fragile'
- Wide range of ventilation options
- Stocked in double and triple skin, with single and quad skin available for special order
- Square, rectangular and circular units in stock
- CE certified to EN 1873
- Comprehensive range of proprietary accessories available



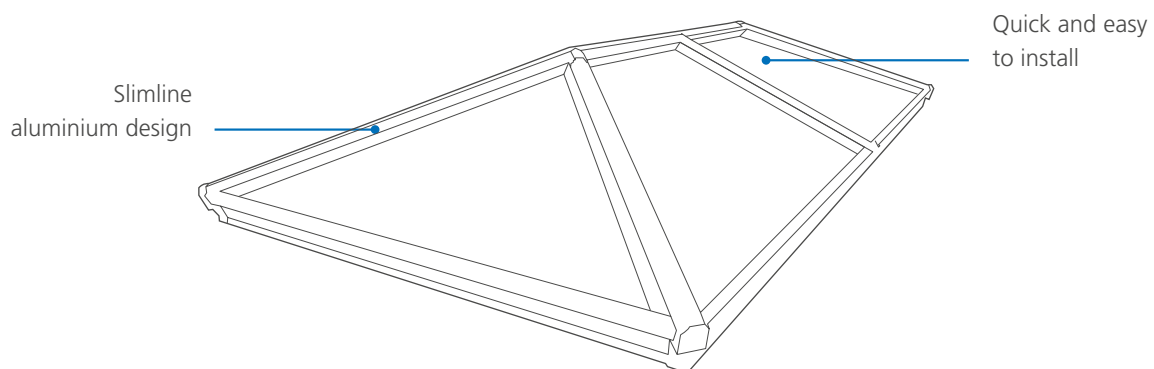
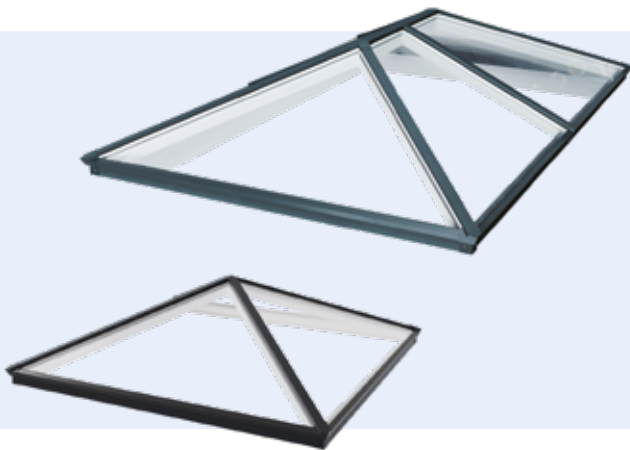
em.glaze™ lantern

Ultra-slim sight lines and maximum weather performance put this stylish lantern ahead of the rest.



em.glaze Lantern

The em.glaze Lantern creates the ultimate daylighting experience with the ability to convert dull rooms into vibrant living spaces. Ideal for flat roof extensions, these elegant roof lanterns facilitate daylighting on a grand scale.



Key Features & Benefits:

- 38mm internal rafters for slimmer sight lines and more light
- Available in 6 sizes
- Sizes up to 3000 x 3200mm
- Its slim, thermally broken aluminium frame is just 55mm wide
- Available in Clear Self-Cleaning glazing or Blue Solar-Control Self-Cleaning glazing
- 10 year guarantee
- Low U-values of 1.2w/m².K for a warmer property
- Cold bridging fully eliminated through isolated external and internal profiles

* Lantern is supplied in kit form. To ensure optimal weather performance, it must be assembled and installed correctly in line with our guidelines.



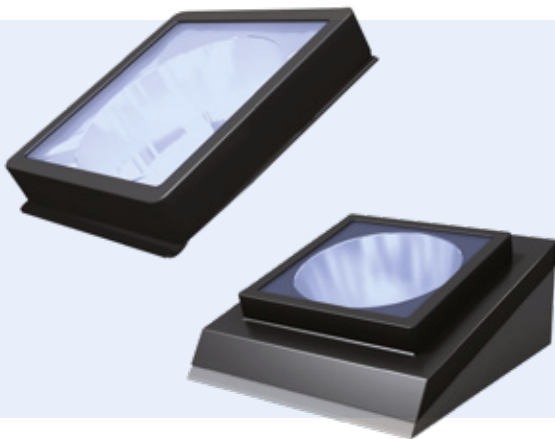
sun lite

tube system

Bringing natural light to gloomy interiors is not a challenge with the highly adaptable Sun Lite Tube System.

Sun Lite Tube System

A Keylite Sunlite will transform a dark or windowless room into an area full of natural light and energy. They are a fantastic addition to an area of your home where it hasn't been possible for natural light to get to before. Perfect for bathrooms, stairways or corridors, they channel sunlight from your roof, down a highly reflective tube into the room below.



Key Features & Benefits:

Benefits

A Keylite Sunlite saves on energy and transforms dark or windowless rooms. It comes with a double glazed ceiling diffuser that gives a soft light pattern and is finished with a white ceiling trim. Optional integrated fluorescent lamp can be fitted to any Sunlite, reducing the need for additional ceiling fittings.

- Magnetic fixings allow for quick installation and easy cleaning of the ceiling diffuser.
- Exterior Self-Cleaning Glass ensures maximum daylight is achieved and is simple to maintain.
- Ventilated with unique fittings at both roof and ceiling levels, which combat the risk of condensation.

Rigid system

For optimum performance - Keylite's Rigid Tube System is made using a hard wearing, mirror finished, polished aluminium tube with 98% reflectance. The kit includes a rigid tube 800mm long.

Flexi system

For versatility - recommended for installations where obstructions within the roof prohibit the use of a rigid system. This system offers 86% reflectance.

Recommended use

350mm Diameter: Bathroom, en suite, WC, hall, small staircase. 450mm Diameter: Bathroom, office, hall, corridor.

Keylite Sunlite Kit

Each Sunlite system comes with the necessary roof flashing and coverings. We also provide a 2m length of either rigid or flexi tubing (rigid recommended) and a white ceiling diffuser.

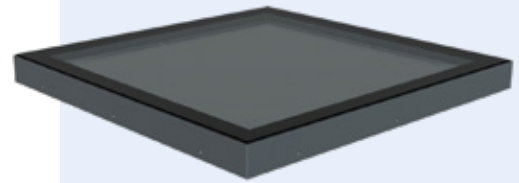
Keylite Flat Roof Sunlite

The Keylite Flat Roof Sunlite is supplied with a unique timber insulated kerb as standard to ensure the installation is as simple as possible.

Note: Flat roof Sunlite systems (SLRSF) comes with a tube length of 800mm.

Flat Roof Kerbs

There are a number of Kerb options to choose from depending on your project requirements.



Builder's Kerb:

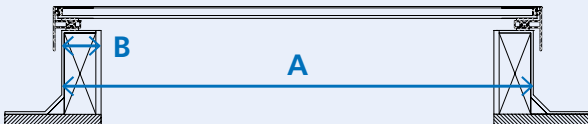
If there is a site-formed kerb (builder's kerb), both domes and flat glass units can be provided without a proprietary kerb. In this case, you must provide the external dimensions of the kerb and the thickness of the kerb.

How to measure for a Flat Roof Product

Keylite flat roof products are compatible with both site-built kerbs and proprietary prefabricated kerbs. To ensure a perfect fit, take the following measurements:

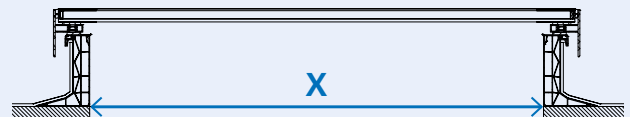
For a Site-Built Kerb:

- External dimension of the kerb (A)
- Thickness of the kerb (B)



For a Keylite Prefabricated Kerb (Timber Sloping, Vertical or Splayed uPVC):

- Structural roof opening (X)



 **Quickest installation option**

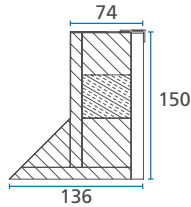
- Our proprietary kerbs are suitable for use with almost our entire range.
- Prefabricated kerbs ensure rapid, airtight and watertight rooflight installation for shorter construction timescales.
- Flat Roof Kerbs are suitable for use with various roofing membranes, including single ply (bonded, welded or mechanically fixed), torch-on felt, hot melt, asphalt, GRP and liquid systems.

Some designs feature smooth white internal finish to eradicate the need for further interior decoration as well as a U-formed groove at the bottom of the kerb to allow for a seamless fit with 12.5mm plasterboard, eliminating risk of unsightly cracks at the rooflight and lining interface.

Standard Options

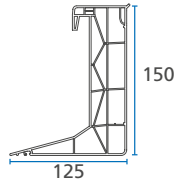
Timber Sloping Kerb:

Reduce installation time and meet the latest building regulations with our pre-fabricated 5 degree sloping proprietary timber kerb for use with flat roof kerbs fixed and concealed motor rooflights.



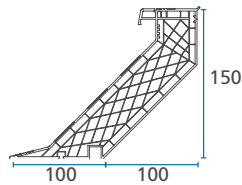
150 Vertical uPVC:

Vertical kerbs are useful when the dimensions of the roof aperture need to be maintained.



150 Splayed uPVC:

Extruded white uPVC.
Multi-chambered construction.
Thermally efficient performance.



Specialised Installation Options

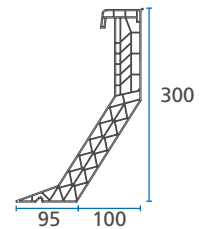
150 Splayed GRP:

For circular domes only. Integral 10mm polyurethane foam insulation and robust dome fixing and mounting flanges.



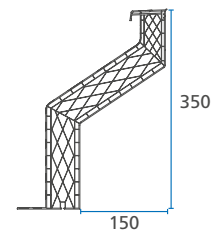
300 Splayed uPVC:

Allows for smaller unit whilst still providing excellent spread of light through the room. Ideal for when additional insulation depth is required.



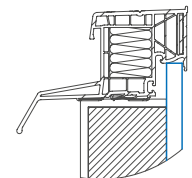
Oversleeve Splayed:

To oversleeve an existing site kerb. Useful if existing linings must not be disturbed e.g. asbestos.



Collar:

Enables domes to be fitted where existing dimensions are irregular or a direct size match is not available.



Controls and Accessories

Operating Rods

Spindle for manual opening ventilation.
Available in 1.5m, 2m and 3m options.



Standard Controls

- Electric opening units supplied with retractive switch as standard
- em.glaze Resi & Premium supplied with 24V transformer as standard



Comfort Controls

- Option of CCU3 control kit including a control panel, remote control and rain sensor
- Compatible with em.dome, ray.lux and em.glaze Resi & Premium with visible motor configuration



Premium Comfort Controls

- Option of remote control kit including control panel & rain sensor
- Option of Bluetooth connectivity available for all WCC comfort kits via the Fresh Air Control app
- Option of Rain sensor can be upgraded to combined wind & rain sensor if required
- Option of room thermostat to automatically control window using accumulated step feature
- Ability to link rooflight to Smart Home System or Building Management System
- Premium comfort controls are compatible with em.glaze Resi and em.glaze Premium opening with concealed motor



Terms & Conditions

Delivery:

Free delivery on all orders over £2500 (net) for products shipped to Mainland UK only, £45 delivery surcharge for orders under this amount. For deliveries outside of Mainland UK we offer delivery to a port on the mainland for onward shipping arranged by the customer, or we can agree a carriage charge relevant to the order.

Unless specifically advised otherwise, products will be delivered and offloaded by the delivery driver and placed in a practical location within reasonable proximity to the vehicle. Please note the driver cannot move the product to point of installation or inside your building so please ensure you take note of the product weight and make appropriate arrangements to move it as required. Due to vehicle sizes used we may not be able to deliver to locations with restricted or narrow access.

Prices and conditions of sale:

All prices quoted are subject to VAT and in pounds sterling (£). Price of goods will be as at date of dispatch. The supply of any goods will be subject to Keylite standard conditions of sale, which are available on our website or upon request.

Damage or loss in transit:

If goods are damaged in transit, the carrier's note must be signed accordingly and Keylite notified in writing within 3 days of receipt of goods.

We cannot accept claims for damaged goods if they are signed for in good condition. Keylite must also be notified in writing if goods are not received within 10 days of date of invoice.

Return of goods:

By prior arrangement only, and subject to the goods being received in resellable condition upon inspection by Keylite. Subject to a 25% handling charge (minimum £75) for all products.

Special order items cannot be returned for credit.

Fixings:

All units are supplied with security fixings. If these are misplaced, new fixings may be chargeable.

Application and limitation on use:

All units are designed for use in normal circumstances on flat roofs up to 15° pitch. For applications in excess of 15° or in unusual circumstances (e.g. extreme temperature or climatic conditions) please contact Keylite. Please note that all information supplied is based on our best knowledge and general experience. Because of factors outside our control which can affect installation and use of products, no warranty is given or implied in respect of information provided. A policy of continuous improvement applies and Keylite therefore reserve the right to alter specifications without prior notice.

Condensation:

Condensation occurs where warm moist air meets cold surfaces. As warm air rises, the risk of condensation forming at rooflight level is relatively greater than at lower level. The risk can be minimised by specifying thicker glazing/more glazing skins and timber sloping insulated kerbs. The provision of ventilation may also assist. However, because temperature and humidity levels are clearly beyond our control, no guarantee can be given against the formation of condensation.

Frequently Asked Questions

What are your lead times?

Our delivery depot holds large volumes of stock, allowing us to supply your order at short notice – including next-day dispatch, in some cases (exceptions apply). Special order and bespoke units are available upon request.

Do you get the unit to my roof?

Unless specifically advised otherwise, products will be delivered and offloaded by the delivery driver and placed in a practical location within reasonable proximity to the vehicle.

Please note the driver cannot move the product to point of installation or inside your building so please ensure you take note of the product weight and make appropriate arrangements to move it as required.

Due to vehicle sizes used we may not be able to deliver to locations with restricted or narrow access.

Do you have an installation service?

Keylite specialise in product supply only – we have a network of Keylite verified installers who can provide accurate quotations and further information – details on <https://www.keyliteroofwindows.com/branches>. Our full range of products are designed for easy installation. Full installation instructions are available for download from our website, and we have installation videos on our YouTube channel.

How will my rooflight be packaged?

We want to ensure that our rooflights arrive exactly in the same condition as when they left our production facility. We take every precaution to ensure that units are not damaged during transportation.

Most larger glass units will be shipped on a pallet. If goods are damaged in transit, the carrier's note must be signed accordingly and Keylite notified in writing within 3 days of receipt of goods. We cannot accept claims for damaged goods if they are signed for in good condition.

How do I store the rooflight?

If the unit/s are to be stored before installation the following points should be noted:

- Care should be taken to ensure protective packaging is not ripped, as glazing could then be scratched
- Units should be stored under cover

For glass only:

- Units must have ventilation around them to avoid overheating and laminated glass fracturing due to thermal stress
- Units should not be stored in light/shade environments which could allow heating of one area of the unit (see thermafracture FAQ)

What is thermal fracture?

In simple terms, thermal stress fracture occurs (very rarely) because one area of glass is heated faster than another area of the glass – this 'heated' area will expand, while the 'cooler' area will not – causing expansion/compression forces and resulting in the glass 'fracturing'. In reality it is quite a complex scientific process and there are many factors that increase/decrease the risk of thermal fracture. It is important to understand the implications of thermal stress and more information can be found on our website.

Is planning permission required?

In England and Wales, planning permission is not usually required for the installation of new rooflights, subject to the current limits and conditions stipulated by the government's Planning Portal under Schedule 2, Article 3, part 1 class C permitted development.

However, we advise that you thoroughly research planning permission rules and building regulations prior to purchase.

How high does a kerb need to be?

A rooflight kerb must be 150mm above the roof surface at its lowest point. Timber sloping kerbs are compatible with almost our entire range and ensure rapid, airtight and watertight rooflight installation.

What about cleaning and maintenance?

Please refer to the O&M Manual for your specific product. This can be found on our website.

What warranty do you provide?

Our rooflights have an expected life of at least 25 years and are guaranteed for 10 years. For full details of our comprehensive product warranties, please contact customer services.

More information on terms and conditions?

Please refer to our website where our Terms & Conditions can be viewed.

Should you require any further details, please feel free to contact us.



Also available from Keylite:



Roof Windows



Flashings



Loft Ladders & Accessories



Blinds



keyliteroofwindows.com

GB

Unit 3 Gateway Road, Burton Gateway,
Burton upon Trent, DE13 8FL

T: +44 (0) 1283 200 158
E: sales@keyliteuk.com

NI & ROI

KG2, Ballyreagh Industrial Est. Sandholes Road,
Cookstown, Co. Tyrone, BT80 9DG

T: +44 (0) 28 8675 8921
E: info@keylite.co.uk