

## Specification

### DPC:

PolyText 500mu to underside of all sole plates also to window and door surrounds. *N.B. D.P.C's to form part of radon protection is not included.*

### Sole Plate (single/double – detail of soleplate to be confirmed at design stage):

140x38mm & 89x38mm treated softwood supplied in full lengths.

*It is essential that your base is level to ( +/- 3mm ) and dimensionally accurate ( with +/- 6mm ) to the approved drawing.*

### Structural Straps etc:

All necessary fixing angles / holding down straps as required by the structural engineer.

### External Wall Panels:

Prefabricated from 140x38mm treated C.L.S softwood framing with studs @ a maximum of 600mm centres clad with 9mm BBA-3 OSB Sheathing Board.

Breather paper fitted as required. We offer a high performance option if needed to achieve a particular u-value calculation.

### Panel Bracing:

38x89mm treated softwood in 4.8m lengths for panel bracing as required. This material can be used for service noggins when removed from panels.

### Gable Panels:

As per structural panels where required.

### Internal Partitions:

Internal wall panels prefabricated from 89x38mm treated softwood framing @ 600mm centre's maximum with one row of noggins at mid height for extra stiffness. Panel heights as shown on the drawings. Panels/materials are not supplied where they fit beneath sloping areas such as staircases.

### Party Walls: (Designed to Robust Detail EWT-2)

Internal party wall panels prefabricated from 89x38mm treated softwood framing @ 600mm centre's maximum with one row of noggins at mid height for extra stiffness. 9mm OSB-3 fitted to cavity side of each wall. Panel heights as shown on the drawings.

### Head Binder:

Treated softwood timber supplied in cut lengths to the head of all panels.

### Suspended Upper Floors:

Standard C24 grade softwood / engineered joists to suit design / client requirements.

Moisture resistant 22mm thick 'Weyroc Protect' chipboard flooring (BBA certified), glued joints using Weyroc D4 adhesive. Minimum nailing required.

Please note that we would propose the use of 15mm/18mm OSB sub-flooring for compartment floor design.

**Roof Trusses:**

Design and supply of the structural roof package including maximum economic prefabrication of trussed rafters, hip boards, hip rafters, ceiling joists and hip corners (as necessary), roof stability bracing, valley sets and all carpenters interconnecting metalwork.

We can offer a cost effective solution to achieve most roof configurations.

**Bargeboard: (optional)**

143x27mm PAR vac-vac treated softwood.

**Fascia: (optional)**

143x27mm PAR vac-vac treated softwood.

**Soffit Boards: (optional)**

9mm Plywood soffit as required.

**Eaves Ventilation: (optional)**

From the Hambleside Danelaw range HD5000 including over fascia vent to give 10mm continuous vent to the eaves.

**Ceiling Access: (supply only)**

Glidevale phenolic resin pre-insulated ceiling access hatch.

**Service Noggins:**

Service noggins are not included.

**Plasterboard Noggins: (supply only)**

Supplied to a standard length to suit the roof truss spacing – some cutting may be necessary. Plasterboard sheets to be supplied by main contractor.

**Joinery fixing battens / Fire stop:**

50x47mm treated softwood batten supplied to window and door opens and eaves. Rock fibre party wall quilt to compartment floors and walls.

**Cavity Barriers: (supply only)**

Rockwool TCB cavity barrier to verges in accordance with NHBC requirements.

**Fixings:**

Fixings for the erection of the timber frame will be supplied if we undertake the erection work.

**Bricklayers Sundries: (supply only)**

Timber frame lintels supplied to openings requiring support to external brick / block skin.

Stainless steel brickwork ties complete with stainless steel ring shank nails for fixing at 600mm centres horizontally and 450mm centres vertically. At window and doorjamb 225mm c/c's.

Poly Text 500mu 150mm, supplied for the building in around joinery openings.

Perpend vents are supplied to ventilate the cavity in accordance with NHBC requirements.

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### **Timber Frame Erection:**

It is essential that your base is level to (+/- 3mm) and dimensionally accurate (with +/- 6mm) to the approved drawing. Any cost incurred due to foundations discrepancies; causing waiting or standing time/return visits will be charged at our standard rate.

#### **Our erection service comprises of the following :-**

Laser survey of base.

Laser assisted fixing of sole plates.

Erect all timber frame panels including structural noggins.

Fix constructional beams and /or steelwork.

Fix mid-floor joists and decking.

Fix roof trusses and bracing.

Fix compartment wall and floor firestop where required.

Close and staple breather paper.

Fix timber fire stop and holding straps if required prior to leaving site.

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### **Insulation (supply only):**

As part of our kit, we can offer a supply only package to insulation external walls, internal partitions, floor joists, and loft spaces. This will be tailored to the client's requirements.

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### **Calculations & Certificates:**

Full structural calculations for the timber frame kit (NHBC 353b if required) will be issued for presentation to building control to enable final completion.

All of our timber suppliers meet the requirements for PEFC (the Programme for the Endorsement of Forest Certification scheme) Chain of Custody within the BM TRADA Certification Limited scheme for TRADA-Trak chain of custody. All associated certificates are available on request.

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### **Design:**

All necessary working drawings for the Timber frame production and erection will be supplied as standard. It is the responsibility of the client to carefully check the drawings supplied and inform us of any discrepancies before panel manufacture.

**Designed in accordance with the following legislation.**

The Building Regulations Approved Document 'A' 2004 edition

BS 6399: Part 1: 1996 "Dead and Imposed Loads"

BS 6399: Part 3: 1998 "Imposed roof loads"

BS 6399: Pt 2 1997 "Wind Loads"

BS 5268: Part 2: 2002 "Permissible stress design, materials & workmanship"

BS 5268: Part 3: 1998 "Trussed rafters"

BS 5268: Part 4: Section 4.1 1989 "Method of calculating fire resistance of timber members"

BS 5268: Part 4: Section 4.2 1990 "Multi-Storey timber frame buildings"

BS 5268: 1989 Preservative Treatments"

BS 5268: Part 6: Section 6.1: 1996 "Dwellings not exceeding four storeys"

BS 5268: Part 6: Section 6.2: 2001 "Buildings other than dwellings not exceeding four storeys"

BS 648: 1964" Weights of building materials"

BS 4978: 1996 "Timber grade for structural use"

Timber Frame Housing-Structural Recommendations – T.R.A.D.A. – 3<sup>rd</sup> Edition

Current NHBC Standards – Volume 1 & 2.

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