

Quotation Ref.:	Ecoframes Closed Panel Specification
Project Address	TBA

### **DESIGN / ENGINEERING**

#### **Design**

Structural calculations, assembly drawings and details are supplied by EcoFrames Ltd for submission to the local authority by the client or the clients representative.  
 All necessary working drawings for the timberframe 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

#### **Timber Frame 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: 1988 "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: 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: 1966 "Timber grade for structural use"  
 Timber Frame Housing-Structural Recommendations – T.R.A.D.A. – 4<sup>th</sup> Edition

#### **Calculations & Certificates**

Full structural calculations for the timber frame kit will be issued for presentation to building control to enable final completion. HB353

#### **Timber Treatment**

All structural timber components Including roof structure are preservative treated; this is to comply with the building regulations 1995

### **ROOF**

<b>Roof Trusses</b>	<b>Included</b>
to the 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, and all carpenters interconnecting metal work. All as outlined below	
Roof pitch	to match Architects details
Top chord dead load	0.685KN/M2
Truss Centres	600mm maximum
Eaves overhang	450mm
Timber grade	TR26
Timber treatment	Included
Truss type	<i>Fink / Raised Tie / Attic</i>
Decking	22mm Chipboard /Tounge and Groove / 30 day weather protect
Loft Insulation	Recycled Paper / Wood Fibre / Hemp / Mineral Wool / Sheeps Wool
Sloping ceiling Insulation	Kingspan / Recycled Paper / Wood Fibre / Hemp / Mineral Wool / Sheeps Wool

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**WALL FRAMES**

<b>Soleplate</b>	<b>Included</b>
material	45mm C16 FSC
DPC	150mm roll external / 100mm roll internal
Fixings	all fixings/ holding down straps as required by structural engineer
packers	Ply Packers To Suit

<b>External frame</b>	<b>Included</b>
construction type	Closed panel
stud	45X145 C16 FSC / 45x195 C16 FSC / 45x225 C16 FSC
stud centres	600mm maximum
Ext sheathing	9mm BBA-3 OSB
Int Sheathing	9mm BBA-3 OSB
Service batten	25x38 softwood Treated Factory Fitted
breather paper	Frame Sheild or Reflective
Lintles	To engineers details.
Insulation	Recycled Paper / Wood Fibre / Hemp / Mineral Wool / Sheeps Wool - Factory Fitted

<b>Int frame</b>	<b>Included</b>
stud	45x95 C16 FSC
stud centres	600mm maximum
sheathing	to engineers details/ for racking
Insulation	Recycled Paper / Wood Fibre / Hemp / Mineral Wool / Sheeps Wool - Supply Only

<b>Party frame - E-WT-2</b>	<b>Included</b>
construction type	Closed panel
stud	45x95 C16 FSC
stud centres	600mm Maximum
Ext sheathing	9mm Panel Vent
Int Sheathing	9mm BBA-3 OSB
Service batten	25x38 softwood Treated
Insulation	Recycled Paper / Wood Fibre / Hemp / Mineral Wool / Sheeps Wool - Factory Fitted

<b>headbinder</b>	<b>loadbearing panels only</b>
material	45mm C16 FSC

<b>PanelBracing</b>	<b>Included</b>
45X95 treated softwood in 2.0m lengths, as required. This material can be used for service noggins, when removed after erection completeion.	

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### FLOORS

<b>Suspended GF</b>	<b>Included</b>
construction	pre cut joists and ancillary items or cassettes
joist type	Engineered I Joist
joist size	200mm - 400mm
decking	22mm Chipboard /Tounge and Groove / 30 day weather protect
closure to base	9mm BBA-3 OSB
Insulation	Recycled Paper / Wood Fibre / Hemp / Mineral Wool / Sheeps Wool

<b>Upper floors</b>	<b>Included</b>
robust detail ref:	E-FT-1
construction	pre cut joists and ancillary items or Cassettes
joist type	Engineered I Joist
joist size	200mm - 400mm
decking	22mm Chipboard /Tounge and Groove / 30 day weather protect
Insulation	Recycled Paper / Wood Fibre / Hemp / Mineral Wool / Sheeps Wool - Supply Only

### OTHER ITEMS

<b>Fascia Bargeboard &amp; Soffit</b>	<b>Excluded from this quote - Optional Extra</b>
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<b>Structural Steel</b>	<b>Included</b> As required by Structural Engineer
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<b>Service Noggins</b>	<b>Excluded From This Quote - Optional Extra</b>
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<b>Plasterboard noggins</b>	<b>Excluded From This Quote - Optional Extra</b>
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<b>Fire stop/Cavity barrier</b>	<b>Included</b>
Pinch batten to top of external openings TCB fire socks to side and bottom of external openings TCB fire socks to party walls TCB fire socks to party floors TCB fire socks to eaves 45x145 treated softwood to verges	<b>all items supply only</b>

### DELIVERIES

<b>Deliveries</b>	<b>INCLUDED</b>
Haulage type	ARTIC WITH HIAB
PLEASE ENSURE THAT SITE IS ACCESS IS ADEQUATE TO ACCEPT THE HAULAGE TYPE SHOWN ABOVE PLEASE NOTIFY US IF THERE IS LIMITED SPACE FOR STORAGE ON SITE. AS THIS MAY RESULT IN MORE FREQUENT SMALLER LOADS BEING REQUIRED.	

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## **ERECTION PACKAGE**

### **FIXING AND LEVELING OF SOLEPLATE**

Foundation Walls to be +/- 10mm  
fixing spacings and specification to engineers details

### **ERECTION OF FLOORS**

Fixing of all joists and decking. Please note that half landings have not been included  
Fitting of temporary stairwell closures

### **PANEL ERECTION**

#### **ALL LEVELS**

ALL EXTERNAL / INTERNAL / PARTY WALL PANELS, To be erected in accordance with engineers details.  
Fixing of headbinders to all loadbearing panels  
ALL EXTRA ITEMS RELATING TO ROBUST DETAILING ARE EXCLUDED

### **EXCLUSIONS**

Fixing of plasterboard noggins  
Fixing of service noggins  
Holes/Framing for flues or other services  
Fitting of insulation/ vapour barrier

### **ROOF ERECTION**

Fixing of all trussed rafters, hip boards, hip rafters, ceiling joists and hip corners (as necessary), roof stability bracing, and all carpenters interconnecting metal work.  
Fixing of perimeter and plasterboard noggins

### **SCAFFOLDING**

TO BE SUPPLIED AND ERECTED BY OTHERS, APPOINTED BY THE MAIN CONTACTOR  
Ecoframes to liaise with scaffold company to ensure correct placement and lift heights.

### **FALL PROTECTION**

TO BE SUPPLIED BY THE MAIN CONTACTOR  
If beam bags are to be supplied, 1/3 of floor area will be required. To be moved as necessary by EcoFrame appointed Erectors

### **UNLOADING**

TO BE ARRANGED WITH CLIENT.  
If Suitable lifting equipment for unloading of Timberframe deliveries is not supplied by client.  
This can be arranged by EcoFrames.

**Please note Hiab on all deliveries has been INCLUDED in our quote amount**

### **CRANES**

TO BE ARRANGED WITH CLIENT  
please note that prior to our first delivery it may be required that main contractor is available to meet crane company representative for crane assesment

**Please note supply of cranes has been INCLUDED in our quote amount**