

Quotation Ref.:	Ecoframes Open 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. – 4th 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

Roof Trusses	Included
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	40/30 DEGREES
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 Fibre / Sheeps Wool
Sloping ceiling Insulation	Kingspan / Recycled Paper / Wood Fibre / Hemp / Mineral Fibre / Sheeps Wool

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WALL FRAMES

Soleplate	Included
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

External frame	Included
construction type	Open Panel - insulation supply only
stud	45X95 C16 FSC / 45x145 C16 FSC
stud centres	600mm maximum
Ext sheathing	9mm BBA-3 OSB
Int Sheathing	n/a
Service batten	n/a
breather paper	Frame Sheild or Reflective
Lintles	To engineers details.
Insulation	Recycled Paper / Wood Fibre / Hemp / Mineral Fibre / Sheeps Wool - Supply Only

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

Party frame - E-WT-2	N/A
construction type	Open Panel - insulation supply only
stud	45x95 C16 FSC
stud centres	600mm Maximum
Ext sheathing	9mm BBA-3 OSB
Int Sheathing	N/A
Service batten	N/A
Insulation	Recycled Paper / Wood Fibre / Hemp / Mineral Fibre / Sheeps Wool - Supply Only

headbinder	loadbearing panels only
material	45mm C16 FSC

PanelBracing	Included
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

Suspended GF	Included
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 Option	Recycled Paper / Wood Fibre / Hemp / Mineral Fibre / Sheeps Wool - Supply Only

Upper floors	Included
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 Fibre / Sheeps Wool - Supply Only

OTHER ITEMS

Fascia Bargeboard & Soffit	Excluded from this quote - Optional Extra
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Structural Steel	Included As required by Structural Engineer
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Service Noggins	Excluded From This Quote - Optional Extra
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Plasterboard noggins	Excluded From This Quote - Optional Extra
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Fire stop/Cavity barrier	Included
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	all items supply only

DELIVERIES

Deliveries	INCLUDED
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