scandiahus

SCAFFOLDING

IT IS ESSENTIAL THAT SCAFFOLDING IS CORRECTLY ERECTED BEFORE THE BUILDING SET IS DELIVERED TO SITE

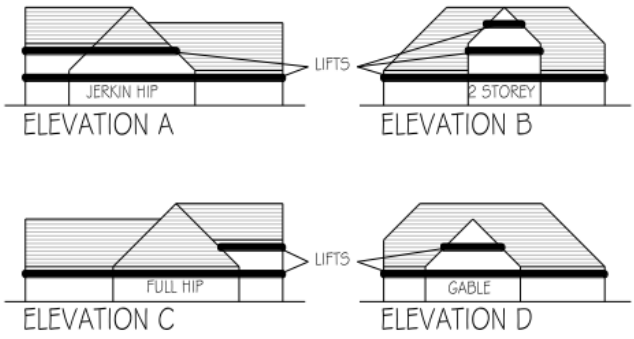
SAFETY ON SITE

Every year hundreds of building workers are killed or seriously injured as a result of accidents at work. Many of those accidents are caused by unsafe working practices involving scaffolding. The Health & Safety Executive is particularly keen and active in trying to ensure that all building activities are as safe as possible. Scandia-Hus supports their efforts and encourages you to provide compliant scaffolding, sourced from a bona-fide specialist company (SSIP or CHAS registered).

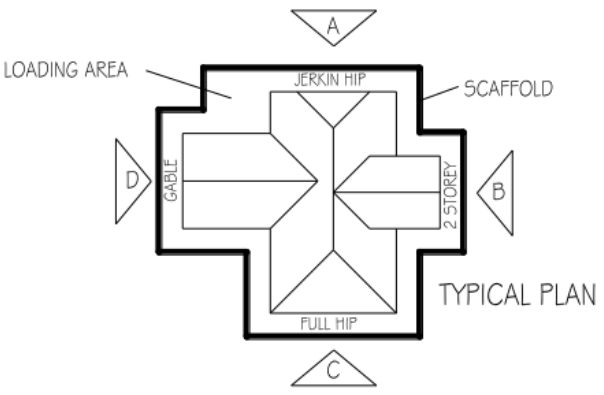
Scaffolding must be designed and erected by a licensed operator. Your scaffold company has to comply with statutory Health & Safety Regulations and may employ only competent, qualified persons to erect and dismantle their equipment. They are required to issue a certificate of regulation compliance to the builder stating that the scaffold is ready for use, and a copy of this should be made available for the shell erection team upon their arrival on site. Scaffold company personnel are the only persons permitted to alter the scaffold, and they are required to inspect it periodically.

SAFE WORKING PLATFORM

A safe working platform (scaffolding) needs to be erected around the perimeter of the slab or footings prior to the arrival of the timber frame. Scaffolding companies are unable to keep pace with the progress of the shell erection team unless independent scaffolding is pre-erected before arrival of the building set. Additions, alterations, adaptations and internal scaffolding are undertaken during the shell erection period, either by prior arrangement or at the request of the shell erection team foreman as work proceeds.



As a rule, scaffolding companies require two or more clear working days to erect the required working platforms ('lifts') in accordance with your or your builder's instructions. They are usually very busy, and it is essential to give them plenty of notice of when they will be able to start on site and by when the completed scaffolding is required to be ready for use.

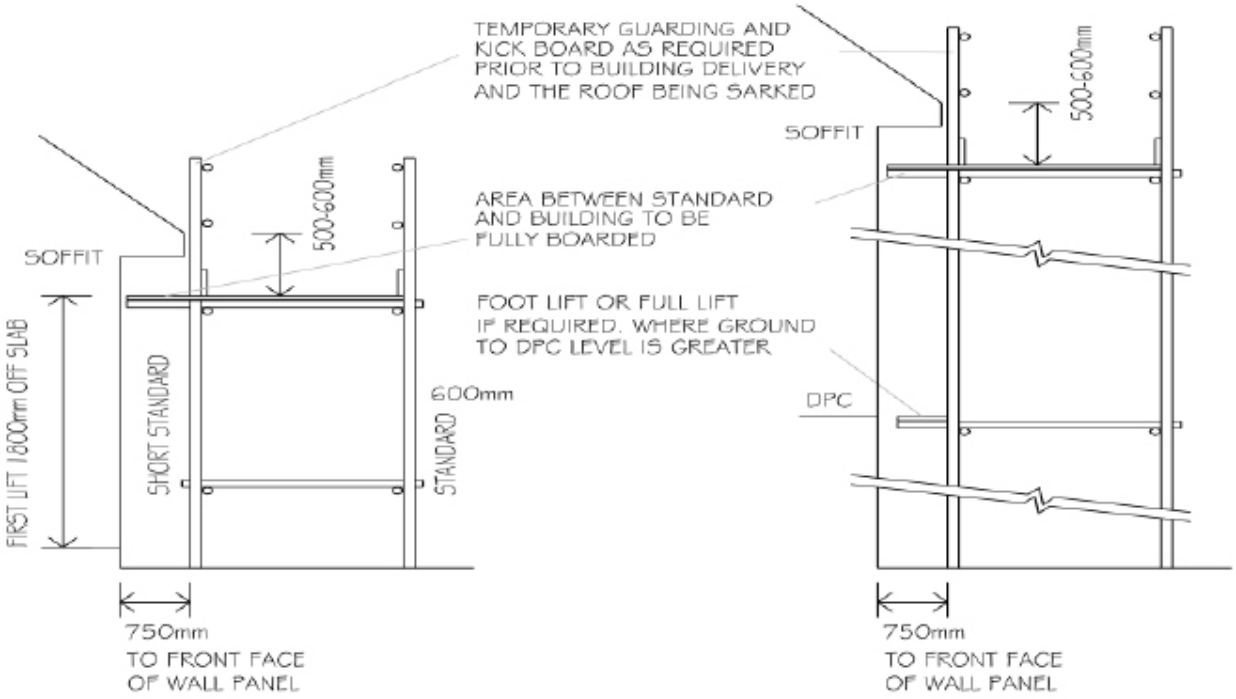


The shell erection team, who erect the structural timber frame, require lower working platforms from the outset, and upper levels are often needed shortly thereafter. Gable-lifts and other appropriate scaffolding for the safe erection of the timber frame may also be necessary. The attached sketch shows the general scaffolding requirements, but it remains your or your builder's responsibility to provide an adequate scaffold.

SCAFFOLD DETAILS

Scaffolding is generally erected prior to the structural kit being delivered and should extend around the entire perimeter of the building.

Guidance in the positioning of the scaffold and the general arrangement of lifts is provided in this Fact Sheet, but the diagrams and dimensions shown on this page are for guidance only and do not represent a design. Our Contracts Manager will provide details specific to the timber frame erection upon request.



Scandia-Hus buildings generally require 6-board wide working platforms, where 4 boards are placed between standards (upright support poles) and 2 boards are cantilevered beyond the inner standard.

The inner standard is positioned 650mm away from the timber frame outer line, where standard eaves overhangs of 560mm are shown on drawings. Greater or lesser overhangs will correspondingly vary the inner standard position. In certain situations, wider platforms are required, e.g. where roof canopies extend beyond wall lines below, or where there are small recesses in the building.

Lifts are required 500/600mm below the top of the fascia level, extending around the entire perimeter of the building, plus additional ones to reach gables, towers, turrets and other features. Where intermediate joisted floors are used, a further lift will be needed just below each floor level.

If the ground level is uneven, muddy or substantially below the ground floor of the building, another lift of scaffolding will be needed at this point. To facilitate wall panel erection a blocking lift will be required where the actual ground level to DPC is greater than 600mm. If the requirements noted above cannot be met, please contact our Contracts Manager.

Access ladders are to be provided to all lifts. These should be fit for purpose and be fixed/tied to the scaffolding in the appropriate positions for safe entry and exit to all areas of the scaffolding.

Follow on trades (roofers, bricklayers, renderers, window installation teams) will require adaptions to the scaffold – these requirements will need to be discussed with the individual trades and your scaffold provider. Adjustments to the scaffold and the cost to carry out such works is your responsibility.

Please remember that it is your responsibility and duty to provide proper scaffolding. Please do not ask or expect any Scandia-Hus personnel or sub-contractors to work on unsafe or incomplete installations.

INTERNAL SCAFFOLDING

If internal scaffolding is required, it is your responsibility also to provide this, e.g. for the erection of an internal two-storey wall or tower that cannot be accessed safely without scaffolding. It may be erected during the course of the timber frame erection, but it is vital that this is discussed early in the contract with either the Contracts Manager or the shell erection team foreman to ensure that the team's programme is not compromised.

You will need to arrange internal scaffolding to reach the apex of vaulted ceilings and any other inaccessible feature of the design, as required. Likewise, large stairwells and/or open gallery voids may require one or more lifts of scaffolding to close them off. This is in order to ensure that upper levels may be reached more safely, and to limit the risk of fall accidents. Such scaffolding can only be erected as work on the building shell proceeds.

INTERNAL SAFETY / FALL PROTECTION

Health & Safety law requires that persons working on building sites shall be protected against falling.

Usually, Scandia-Hus dwellings are no more than two storeys high with storey heights of 2.4 metres, but even then, joisting and roofing operations can give rise to excessive fall distances. Our erectors will install intermediate floor joists using a methodology to minimise the likelihood of illegal working practices. They will also install safety decking. However, when any roof is pitched (bungalow or house), some form of fall protection will almost certainly be necessary. It is your responsibility to provide such protection for the free use of the erectors so long as the risk applies. Any joisted level above first floor will also require fall protection.

The most common protection method used by the construction industry is to completely cover the floor with air-filled bags, supplied and installed by a regional specialist contractor. Alternatively, polystyrene bean bags, or a system called Trad Deck can be used. If, due to the particular dwelling design and/or method of erection, other hazards are envisaged, you should arrange suitable protection measures.

SCANDIA-HUS CONTRACTS DEPARTMENT

As the size, shape and accessibility of sites vary, and the range of Scandia-Hus designs is almost infinite, it would be beneficial for you or your builder to liaise with your Contracts Manager at Scandia-Hus before appointing your scaffolding company. They will agree the methodology of the shell erection and advise on scaffolding requirements or arrangements that you need to make. Your Contracts Manager will provide you with a scaffold plan for the shell erection, this is for guidance and the final design should be confirmed by the designated scaffold company.