



MATERIAL & COMPONENT SPECIFICATION

THIS FACT SHEET SHOULD BE READ IN CONJUNCTION WITH OUR SHELL ERECTION SCHEDULE (FACT SHEET NO. 12) WHICH CLEARLY SETS OUT WHO IS RESPONSIBLE FOR EACH AREA OF THE CONSTRUCTION.

A standard delivery comprises the materials and components listed below. Any additional materials required will be supplied only if included in the Schedule of Variations forming part of the Final Order documentation.

Note: Materials and components supplied as standard are printed in regular print with optional extras shown in ***bold italics***.

SUBSTRUCTURE:

All substructure by builder, constructed to engineers, local authority and warranty provider's requirements and in accordance with Scandia-Hus' setting out drawing and tolerances.

GROUND FLOOR CONSTRUCTION:

'U' Value - 0.12 W/m²k

- 1200 gauge DPM
- 150mm foil-backed rigid insulation
- 140x140mm block upstand (by builder)
- Medium gauge (125 microns) polythene vapour control layer (VCL)
- 50mm screed (by builder)

Note: Insulating floor blocks to be used except under load-bearing walls, where blocks with min 7N/mm² strength must be used. (Builder to supply and fix as part of beam and block floor).

DPC and Wall Soleplates for Timber Frame

- 225mm polymer damp proof course (DPC) laid to all external perimeter and internal walls
- 2 no. 47x147mm sole plates, pressure impregnated and structurally graded, to all external perimeter and internal ground floor walls (47x97mm) to sit on 140x140mm (100x140mm for internal walls) block upstand bed on 10mm mortar to be fitted by builder/client
- M8x120mm long concrete screws at 900mm centres around all external ground floor wall panels and internal load bearing walls (300mm from corners and door openings)

EXTERNAL WALL PANEL CONSTRUCTION:

'U' Value - 0.16 W/m²k

Pre-fabricated wall panels supplied in small panel format for delivery to site on articulated trailers or rigid flatbed lorries for off-loading by all-terrain telescopic handler or other mechanical aid. Standard panel height is nominal 2.4m.

If required, panel heights, lengths and shapes can be specifically fabricated to customers' design.

Construction of external wall panels viewed from inside: -

- 15mm taper-edged plasterboard with fixing screws. The 15mm board provides increased density, adding the benefits of greater strength and sound insulation, and providing a medium for simple and secure wall fixings
- 38x63mm 400mm centre horizontal cross battens to provide service void
- 45mm Actis H Control Hybrid multi foil insulation across stud face
- 105mm Actis Hybris insulation between studs
- 47x147mm pressure impregnated and structurally graded studs and plates.
- 9mm Orientated Strand Board (OSB)
- Glidevale Thermo Foil Protect TF200
- Marker tapes located at 600mm centre stud positions
- 47x47mm cavity barrier, site fitted at eaves and joinery jambs, faced with 100mm DPC (where masonry clad)

INTERNAL WALLS:

- Pre-fabricated 47x97mm stud walls for all load bearing walls and all ground floor walls
- RWA 45, 75mm high density mineral wool cladding roll insulation
- 15mm tapered-edge plasterboard to each face with fixing screws

ROOF CONSTRUCTION (from wall plate up):

- 47x147mm pressure impregnated and structurally graded binder plate
- Engineered roof structure to suit particular dwelling design
- Roof members/trusses secured to head binder plates and load-bearing walls with galvanised steel truss clips. Fink trusses supplied for single and two-storey designs, with attic trusses for chalet designs
- Trusses are delivered to site partially or fully assembled and are constructed from pressure impregnated and structurally graded timber. Other structural roof components are treated likewise
- Factory assembled gable ladders
- 9mm conditioned grade F2, OSB roof sarking board
- Protect VP400 roof membrane
- 25x50mm pressure impregnated counter battens
- All necessary fixings to comply with design requirements
- 9mm OSB up-stand fixed to binder plate
- Tile battens supplied by builder. Recommended minimum size 25x50mm, spaced to suit tile manufacturer's specification

Roof pitches and designs can be specially fabricated to customers' specification.

SLOPING CEILINGS – CHALET DESIGNS WITH ROOMS IN THE ROOF:

'U' value - 0.14 W/m²k to ceilings

- 155mm Actis Hybris insulation between studs
- 45mm Actis H Control Hybrid multi foil insulation across stud face
- 38x63mm 400mm centre horizontal cross battens to provide service void
- 15mm tapered-edge plasterboard and fixing screws

FLAT CEILINGS – DESIGNS WITHOUT ROOMS IN THE ROOF:

'U' value - 0.11 W/m²k to flat ceilings

- 400mm high-density mineral wool insulation supplied in two layers 200mm and 200mm, laid at right angles to one another
- Medium gauge (125 microns) polythene vapour control layer (VCL), including adhesive tape
- 38x63mm 400mm centre horizontal cross battens to provide service void
- 15 mm tapered-edge plasterboard and fixing screws

BARGES AND FASCIAS:

- 32x175mm pressure impregnated timber for fascias boards - 1 board standard
- 25x145mm pressure impregnated combi-board timber for barge boards - 2 boards standard (supply only for builder to fit)

SOFFIT BOARDING:

- Pressure impregnated combi-boarding to closed soffits and gable overhangs (supply only for builder to fit)
- Over-fascia vents to cold roof spaces

DORMERS:

A variety of sizes and styles available, including: -

- Factory assembled front and cheeks (as well as gable end panel, where appropriate)
- Specification as per external wall panels
- Engineered roof structure to suit particular dormer design

ENTRANCE PORCHES:

Recessed, covered porches, cantilevered style porches etc. are all supplied as standard for some designs and available as options for all house types.

GABLE HEADS:**Bungalows and Houses (Designs where there are no rooms in the roof)**

- 47x147mm impregnated studs and plates
- 9mm Orientated Strand Board (OSB)
- Glidevale Thermo Foil TF200 breather membrane
- Factory-fitted marker tapes at stud locations
- Uninsulated

Chalets (Designs with rooms in the roof)

'U' Value - 0.16 W/m² k

Specification as per external wall panels.

GABLE HEAD BALCONY (supplied as standard for certain designs):

- 47x220mm pre-cut pressure impregnated and structurally graded joists
- Balcony support post(s) and beams
- Galvanized steel support bracket(s) for post(s)

INTERMEDIATE FLOORS (2-storey designs only):

- 47x220mm pressure impregnated and structurally graded timber at max. 600mm centres
- 47x200mm pressure impregnated and structurally graded timber blocking
- 200mm high density mineral wool insulation to provide sound proofing between floors (supplied in two layers of 100mm)
- 22mm tongue and groove moisture resistant flooring grade chipboard (Egger Protect/Peel & Clean)
- Adhesive and screws for chipboard

WINDOWS AND EXTERNAL DOORS:

'U' Value – 0.9 W/m²k

Main Entrance Door (supply only installed by client/builder)

- 1000mm wide o/a frame, insulated, aluminium-lined, outward / inward opening, panelled painted / stained front door
- Multipoint locking system to meet current Part Q Building Regulations, mortise dead-lock security lock, stainless-steel door furniture
- Pre-fitted draught sealing strips
- Matching triple glazed sidelight - standard for certain designs

Windows

- Standard Scandia-Hus windows and glazed doors are made of pressure impregnated Redwood, fitted with triple glazed, sealed units and draught excluders
- Windows are site-fitted into wall panels with plate fixings and sealed with silicone. If included in the contract, this work will be undertaken by one of Scandia-Hus' dedicated teams
- DPC site-fixed to rebated heads, jambs and sills, stapled and siliconed to form weather seal
- Safety or laminated glass supplied to comply with statutory glazing requirements
- Obscured 'Satinovo' glass supplied for bathrooms and WCs
- Locking, 'aluminium' coloured window handles supplied to all opening windows
- Ventilators fitted to frame of all opening windows (unless Mechanical Ventilation Heat Recovery is chosen)
- Internal window boards provided for all windows (except full length)
- 40mm wide, powder coated, galvanised metal flashings to windows to form outside drip

Standard window range comprises: -

- Pivot-hung opening windows
- Side-hung opening windows
- Fixed frame, non-opening, windows
- Opening roof lights
- **Glazing bars, mullions and leaded lights available as options for all designs**
- **Factory finished and/or aluminium clad windows available as optional extra**
- **Specially manufactured feature windows can be provided, if required**

Rooflights

Velux, triple glazed. Water resistant white polyurethane in kitchens, bathrooms and ensuites. All others supplied white painted inside.

French Doors

- Insulated, outward opening Redwood doors, complete with triple glazed sealed units and draught sealing strips
- Door furniture, including door stay, and 'aluminium' coloured, lockable handles

Lift & Slide Patio Doors

Triple glazed, sliding patio doors - supplied as standard for certain designs - **available as option for all**

Bifold Doors

- Insulated, outward opening Redwood doors, complete with triple glazed sealed units and draught sealing strips
- Door furniture and 'aluminium' coloured, lockable handles

INTERNAL SECOND FIX JOINERY:**Internal Doors**

- Panelled, white internal doors, softwood door lining complete with chrome hinges and furniture supplied as standard
- Chrome finish handles supplied for all doors, with indicator locks for bathroom doors
- Glazed doors, where indicated on plans, fitted with clear, toughened glass
- Half hour fire doors, supplied where required
- ***A variety of optional doors are available from our extensive range, flush or panelled – finished in pine, oak, beech or white lacquer***

LOFT LADDER AND ACCESS DOOR:

Insulated loft hatch and retractable access ladder provided to access roof void.

INTERNAL MOULDINGS:

- 18x145mm, profiled or plain primed MDF skirting boards
- 18x69mm profiled or plain primed MDF skirting architraves

Note: Skirting board is not supplied to bathrooms & ensuites or behind kitchen cupboards

STAIRCASE:

MDF / Softwood treads and risers for carpeting with untreated oak components to balustrades, handrails, newel posts and apron. Open or closed treads are supplied with all 2-storey designs. Fitted with temporary tread protection.

- ***A variety of staircase designs and options are available on request***
- ***Staircase timber options available include oak and pine***
- ***Staircases can be supplied factory-finished (stained, varnished or painted)***
- ***Optional turned balusters, handrails, newel posts and glass available for all designs***

MECHANICAL VENTILATION SYSTEM:

- Centrally controlled mechanical extract system, with outlets from kitchen, utility room and bathrooms, including extract unit, control unit, rigid spiro ducting and fittings with safe seals
- ***Optional full ventilation and heat recovery system, available as an option for all designs***

SUNDRY ITEMS:

All nails, screws and fixings to assemble the above.

OPTIONAL MATERIALS & COMPONENTS:

For a complete list of additional optional materials and components available from our range, please refer to our Fact Sheet No. 4 - Optional Materials & Components.

PRODUCT DATA SHEETS:

For further information with regard to the composition or properties of any materials or components incorporated within our 'Building Set' and their toxicological or ecological effects (if any), or in respect of the handling, storing, disposal, first aid, etc. of materials supplied by us, please contact our Sales Team who will be pleased to provide copies for your reference.

FACT SHEETS:

For further information, please refer also to our range of fact sheets, all of which are available on our website - <https://www.scandia-hus.co.uk/>

In order to permit a policy of continuous improvement and innovation, Scandia-Hus reserve the right to alter the specification and any materials and components described therein, without prior notice.