

MATERIALS - DELIVERY, STORAGE, PROTECTION & QUANTITIES

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Material Delivery

Materials and components needed for the timber frame will be delivered to site to suit the shell erection process. Arrangements may vary from project to project. The majority of timber required by the builder for work to be undertaken by him on completion of the shell erection will also be delivered.

Some other materials needed by the builder will be delivered to site direct from suppliers. Items such as flooring boards, insulation and plasterboard fall into this category. It is your responsibility to 'call off' these materials as and when they are required on site. For further information regarding material deliveries, please refer to Scandia-Hus Fact Sheet No. 13 - Delivery Day & Shell Erection - Programme & Arrangements.

External Material Storage

External wall panels and roof trusses are normally off-loaded straight from the delivery lorries and onto the slab. As a rule they therefore require no special storage facilities. However, other 'loose' timber, such as partition studs, joists, roof timbers, combi-board, sarking board, plasterboard support battens, etc. will need to be stored on bearers - as flat as possible - and possibly covered with opaque tarpaulins. Do not use clear or tinted polythene during the summer months, as this tends to trap excessive heat, causing good quality timber to twist, split and warp to a point where it may become unusable.

Materials stored under tarpaulins will need to be monitored, as wind and rain can create unintentional 'sails' and 'above-ground ponds' within the covers.

As the building programme progresses, chipboard, plasterboard and insulation materials will be delivered (subject to the builder's call off). These materials will also require protection, using tarpaulins.

Suitable tarpaulins may be obtained from virtually any builder's merchant or DIY store. They are often coloured blue or green and have bound edges with eyelets so that rope can be used to create 'material packages' where prolonged storage periods are predicted. Tarpaulins utilized to cover constantly used materials are normally weighed down with concrete blocks, bricks or large and heavy scrap pieces of timber. A typical Scandia-Hus project will require approximately four 4.8 metre x 2.4 metre tarpaulins.

Secure, Dry Material Storage

In addition to components that can be stored outside as described above, you or your builder will need to provide a secure and dry storage area on site (or close-by) to keep and protect valuable and/or vulnerable materials until they are required. Windows and external doors must also be stored under cover until they are fitted into wall panels, and second fix joinery items need to be protected immediately upon delivery to site, by placing in a dry store. Builders often hire a steel storage container for this purpose, but a garage, large, secure shed, barn or other such structure will also be suitable for this purpose. Where circumstances permit, a pre-built garage associated with your new home, may be the ideal solution.

A Scandia-Hus building set delivery comprises many valuable items, requiring secure storage. These include items such as nails, plasterboard screws, metalwork, rolls of damp proof course, tubes of silicone, vapour control rolls and tape, flooring adhesive and screws, not to mention bundles of skirting boards, coving and other finishing timbers. Most are sent to site on initial delivery loads and should be safely stored on the day of delivery.

Flooring chipboard is normally 'called off' after the shell has been completed and it may be brought straight into the structure and placed on the slab. The boards should be stored flat, in piles of a maximum of 15 boards high (or 8 boards high when stored on a suspended floor). Before laying, the boards need conditioning by being stored for approximately 7 days in the room to be floored, in order to acclimatise the boards to the moisture content in the building at the time of installation. Failure to do so may result in bowing boards and ill-fitting joints, and the suppliers take no responsibility for this type of site created problem.

Later on during the building programme, other vulnerable materials (e.g. staircases, internal door sets etc.) will arrive on site. These may need to be stored temporarily (possibly off site) before installation in your new home. They should preferably be kept in a warm storage area at a temperature of between 15 – 25°C and a relative humidity of around 50 – 60%.

In addition to its use as storage of materials and components, a dry store will also be useful for keeping boots, buckets, rain jackets, tools and other items safe and dry. However, remember that if the unit is locked, the shell erection team will need access to the materials stored within for the duration of the shell erection period. Whatever the facility, the store needs to be at least 4.8 metres long internally and roughly 2.4 metres wide and 2.4 metres high. It needs to be accessible via a firm, mud-free path and placed where it will not obstruct any other activity.

If you opt for a storage container, you should be able to hire one from a local plant hire company or a specialist site-accommodation hire company. You will need an 18' x 22', all steel container, including delivery and collection by a lorry equipped with a mechanical loading arm. You will probably need to hire it for about 10 to 12 weeks, perhaps longer, depending on the size of your new home and the speed of construction. Some large projects, or those with multiple buildings, may require more than one container.

Materials Protection During Construction

As materials and components are installed, you should give serious thought to protecting them from damage from subsequent building operations. The first items requiring your attention are Scandia-Hus' pre-finished and pre-glazed windows and doors. Immediately after installation, you should protect both faces from accidental damage, as the glass can easily become accidentally scratched. Effective protection always shows in the quality of the finished product, namely your new home.

Material Quantities

The quantities of materials required for the completion of the timber frame have been 'taken off' from final working drawings. Quantities supplied include an appropriate amount of 'wastage'. However, if additional materials are required, please contact your Scandia-Hus Project Manager.

Before additional materials can be despatched, it is your or your builder's responsibility to ascertain why a shortage has occurred by checking the quantity of materials used in each location and reporting where a shortage may have arisen. Each delivery should be checked on arrival on site against the Call Off List provided (see Fact Sheet No. 13 Delivery and Shell Erection) and claims for shortages or damaged goods be reported to your Project Manager within 28 days of delivery. Claims for additional and/or replacement materials are restricted to a maximum period of 3 months after delivery.

NOTE: In respect of windows and external doors as well as internal doors sets, which are delivered direct to your site, conditions apply. This means that any damage or shortages have to be reported within 3 working days, or any claim will be refuted.