

SCAFFOLDING

DATE: 1ST AUGUST 2018

**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.

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 should 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.

Access ladders are to be provided. 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. 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

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 750mm 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 roof soffit 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. Access ladders are to be provided to all lifts.

The pre-erected scaffolding should include a 3-metre wide gap so that timber-frame components may be 'fed' through and it should be positioned as directed. It may be filled in with scaffolding as work proceeds.

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 are 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 Manufacturing - Contracts Department

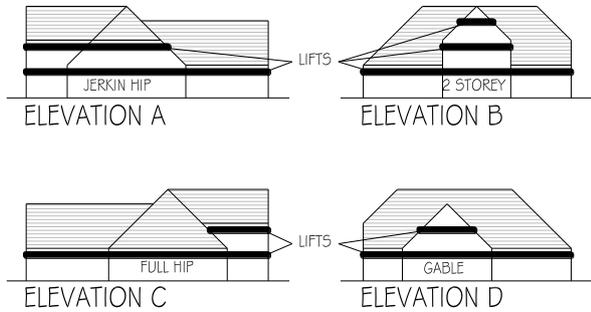
As the size, shape and accessibility of sites vary, and the range of Scandia-Hus designs is almost infinite, it would be beneficial for you or your builder to liaise with your Contracts Manager at Scandia-Hus Manufacturing before appointing your scaffolding company. They will agree the methodology of the shell erection and advise on scaffolding requirements or arrangements that you need to make.

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.

Scaffolding

Scaffolding must be designed and erected by a licensed operator, who is required to produce a scaffolding certificate on completion of the erection, and prior to its use.

Scaffolding must not be moved or adjusted except by a licensed erector, who should also inspect it periodically.



Scaffolding is generally erected prior to the structural kit being delivered and should extend around the entire perimeter of the building, except for an appropriate 3m wide access at ground level to provide access to the building.

Guidance in the positioning of the scaffold and the general arrangement of lifts is provided on this page.

Our Contracts Manager will provide specific details upon request.

All ladders should be appropriately fixed and provide access to all scaffolding levels.

To facilitate wall panel erection a foot or full 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.

The diagrams and dimensions shown on this page are for guidance only and do not represent a design.

