



Contents

Barges	17	Kitchen	27
Building Regulations	36	Load bearing internal walls	5
Ceilings	22	Loft hatch	21
Counter Battens	11	Open Fires	32
Drawings	1	Polished Wood Floor	23
Eaves	18	Prefabricated Floor	3
Electrical Goods	30	Roof Insulation	25
External Doors	14	Roof Lights	12
External Walls	4	Roof Trusses	8
Felt	10	Sarking	9
Finishing Timbers	24	Sound	6
First Floor	7	Staircase	20
Gables	16	Structural Steelwork	34
Garage Doors	15	Sundries	29
Garages	33	'U' values	35
Heating and Ventilation	31	Wardrobes	26
Insulated Floor	2	Window Boards	28
Internal Doors	19	Windows	13

Specification for:

1) Drawings

Full design and Building Regulation drawings, to your own design, produced by our retained Architects. This service includes liaison with the Local Authority, ensuring a smooth passage through the planning process for your new home. Schedule of components and loose materials, instructional assistance and details.

2) Insulated Floor

Insulated floor construction for laying on concrete slab. 50mm thick expanded polystyrene insulation. 1200 gauge polythene vapour barrier. Vapour resistant flooring quality chipboard V313 grade, 22mm thick with tongue and grooved joints. Adhesive for chipboard.

3) Prefabricated Floor

All as described above, but made into prefabricated cassettes of the materials listed.

4) External Walls

Construction of panels from inside: 12.5mm Thermacell board, supplied loose to be fixed at approximately 150mm centres generally, 75mm at edges, with non ferrous nails supplied. 45mm secondary spacing batten factory fixed. 45mm fibreglass insulation, supplied in rolls, for on site fixing. 1200g heavy gauge polythene vapour barrier. 45 x 145mm pressure impregnated top and bottom plates. 45 x 145 or 195mm ring beam notched into the heads of all studs for extra strength. 45 x 145mm pressure impregnated studs, engineer designed, at maximum 600mm centres. 145mm thick semi-rigid fibreglass insulation batts 22kg density. 12.5mm bitumen impregnated vapour permeable fibreboard. 45 x 145mm pressure impregnated wall plate. Polythene covered fibreglass bedding strips. Fibreglass bedding strips for vertical joints. External walls are constructed prefabricated in panels of full storey height and up to 10 metres long.

5) Load bearing internal walls

Load bearing internal walls are constructed of 45 x 70mm prepared studs or larger, up to 120mm, at

600mm centres depending on engineer's calculations, supplied pre fabricated into panels with Thermacell fitted to one side only. 45 x 70mm pressure impregnated sole plate. 12.5mm Thermacell board supplied loose for site fixing on remaining side. Non ferrous nails for fixing.

6) Sound

All internal walls are insulated with 75mm insulation fibreglass sound absorption quilt.

7) First Floor

Pressure impregnated ring beam 45 x 220mm supplied in pre-cut lengths. Pressure impregnated joists 45 x 220mm at 600mm centres, supplied in pre-cut lengths. 100mm fibreglass for sound insulation, 220mm thick at perimeter to avoid cold bridging. Vapour resistant flooring quality chipboard V313 grade 22mm thick with tongued and grooved joints. Adhesive for chipboard.

8) Roof Trusses

All timber is pressure impregnated. Prefabricated roof trusses of stress graded prepared timber with nail plate connections. Where required by size, trusses will be supplied in sections for ease of handling and transportation. Trusses designed for 600 mm centres, fixed at either end with mild steel galvanised brackets. Pitch and truss design according to the drawings used to prepare this specification. Truss centres will vary and may be part of a multiple unit where necessary. 100 x 25mm treated softwood bracing.

9) Sarking

Tongued and grooved softwood boarding 17mm thick prepared on one side and supplied in multiples of truss centres approximately 600 mm wide. Plated nails for fixing to rafters.

10) Felt

Roofing felt to BS 747 supplied in rolls for fixing across the rafters. Plated nails for fixing to rafters.

11) Counter Battens

Pressure impregnated sawn battens 12 x 25mm for nailing to sarking at 600mm centres to allow air gap on top of the felt.

12) Roof Lights

Double glazed roof lights made by Velux or similar quality are supplied and are complete with flashing kit appropriate to the roof covering.

13) Windows

All windows are manufactured by John Carr or similar and are of vacuum impregnated softwood. Locking stays and fasteners are fitted as standard. All windows supplied in manufacturers base coat stain which is suitable for either paint or stain finish. All windows include 14mm double glazing and are pre-fitted into wall panels, (if design is suitable, otherwise site fixed by our erection team). Fitted in plywood cheeks with polythene encased fibreglass to ensure no cold bridging. Vertical DPC fitted for building into brickwork. Adjustable position slot ventilators fitted to main frame of window, one ventilator per room.

14) External Doors

Main entrance door is 900mm wide, in hardwood. Doors are supplied with matching frames and where the design provides with matching sidelight. All doors are supplied complete with furniture and locks. Rear entrance doors of treated softwood construction with double glazed light and feature panel under. Doors can open inwards or outwards.



15) Garage Doors

These are of Swedish construction being insulated and finished in spruce or other timbers. All doors are pre-hung in pre-assembled frames complete with lock and furniture. Available as pairs or up and over.

16) Gables

Gable panels for chalet designs supplied in prefabricated sections constructed of 45 x 95mm pressure impregnated studding at 600mm centres with 13mm Asphaboard externally. Windows pre-fitted as described above. 90mm thick fibreglass insulation, polythene vapour barrier and 12.5mm Thermacell board as wall panels. Gable walls above ceiling level supplied uninsulated.

17) Barges

Up to 200mm wide planed and treated softwood in random lengths.

18) Eaves

Sprocket pieces for ends of rafters to take fascia board. Two 22 x 145 fine sawn pressure impregnated softwood boards in random lengths. Eaves soffit of 22 x 145 mm profiled, fine sawn, pressure impregnated board either in random lengths or pre-formed sections. Continuous ventilation gap all around protected by PVCU insect netting.

19) Internal Doors

Kungsäter (or similar) Swedish manufactured solid panel doors. Harmoni are constructed from a solid laminated pine frame with MDF panels, pre-finished in the factory with a spray applied white paint finish. The doors come complete with pine frames with hinges and latches fitted. Frames are 42 x 95 and are left untreated to allow for decoration with the architrave and skirting.

20) Staircase

Standard section prefabricated hardwood staircase supplied in sections for assembly on site. Balustrades, handrails and newel posts in feature hardwood construction. Treads and risers manufactured from softwood or composite material.

21) Loft hatch

Pre-finished insulated and lockable loft hatch complete in frame with drop down timber steps.

22) Ceilings

Pre-cut timber noggins for plasterboard edges. 12.5mm plasterboard for all ceilings.

23) Polished Wood Floor

UV lacquered oak, beech, birch ash, pine and other finishes can be supplied as an alternative to chipboard for fixing in the areas required or as an overlay for chipboard.

24) Finishing Timbers

All finishing timbers are of first quality Swedish softwood and are virtually knot free. Architrave 18 x 70mm Skirting 18 x 95mm All supplied in random lengths.

25) Roof Insulation

Roof insulation 150mm thick fibreglass supplied in sizes to suit roof trusses. This material is supplied to cover all lofts and sloping areas to chalets.

26) Wardrobes

HTH Danish wardrobes are supplied knock-down for assembly on site, delivered with kitchen units, for all bedrooms as shown on drawings. Complete with shelves, slide out wire baskets and hanging rails in white HTH 1900 pre-finished melamine.



27) Kitchen

HTH Danish Kitchen units are supplied to site ready assembled direct from Denmark to suit the progress of the house. They are provided to an agreed design layout to give a comprehensive fitted kitchen with base units, wall units, tall units and working surfaces. A choice of standard finishes are available up to range number 2500 and including range 4600. Accessories can be specified as an extra along with additional drawer and facility units. Solid oak, pine and other finishes are available in many designs.

28) Window Boards

Slatted pine window boards are available as required.

29) Sundries

Nails supplied as necessary for the assembly of the structure. Stainless steel wall ties for frame fixing to external walling. 45 x 45mm treated softwood or polythene sleeved cavity barriers, all supplied with DPC for horizontal and vertical fire breaks. Thermacell jointing/finishing filler for all internal walling.

30) Electrical Goods

All makes of electrical appliances including cookers, ovens, hobs, dishwashers, refrigerators and freezers can be supplied.

31) Heating and Ventilation

We recommend that all houses and bungalows have some form of fresh air control. This is for two reasons: (i) People tend not to want to ventilate such a warm comfortable building. (ii) The cost benefits of running a properly designed system which uses the advantages of the insulation system. Elvaco electric inducted air system Details available on request. Flakt Rexovent (or similar) heat reclamation unit. This works in conjunction with water borne central heating. It extracts warm moist air from bathrooms, toilets, cooker hood, tumble dryer, and kitchen. This passes through a heat exchanger and is ventilated to the outside air. Fresh air is brought in to replace all discharged air recovering up to 80% of waste heat. This is then discharged into living rooms and bedrooms. With either of these systems opening windows in the winter period is a thing of the past and you will never have any problems with condensation in your new Norvik Hus house.

32) Open Fires

Open fires of varying types either Swedish or English makes are available.

33) Garages

Integral garage all as described in the above wall and roof details, built as part of the house construction, including up and over garage door. No material supplied for floor as this to be plain concrete. Separating walls and ceilings between house and garage to be to the required fire rating achieved with two layers of plasterboard to ceiling and Thermacell covering to walls.

34) Structural Steelwork

This specification and enclosed estimate/quotation has been prepared from the information provided by the applicant and, unless otherwise stated, excludes any structural steelwork. In the event of steelwork being required for the timber frame structure this will be charged as an extra item, at cost.

35) 'U' values

The rate of heat loss from the various elements of the construction expressed in Watts per square metre, per degree centigrade:-

External walls:- brick clad 0.34

Ceilings/roof:-0.21



Suspended floor:- 100mm insulation 0.24

Insulated floor:-0.42

These figures are averages for the whole element and not individual sections, all factors are taken into account including windows and timber studs.

36) Building Regulations

Norvik Hus reserves the right to amend or improve the specification to comply with any alterations to the Building Regulations brought into force by Government legislation. Any increase in cost as a result of this action may require to be borne by the Client. As a result of continued research and development by Norvik Hus it may be deemed necessary, from time to time, to implement, without prior notice, alterations to the above specification. This specification does not form part of an offer unless referred to in a contract.

