



Product Paper 5 - Appendix 1

Off the site separation guidance during construction

Summary note for new build timber frame construction developments where the acceptable accumulative total floor area of units is at or below the threshold level of 250m².

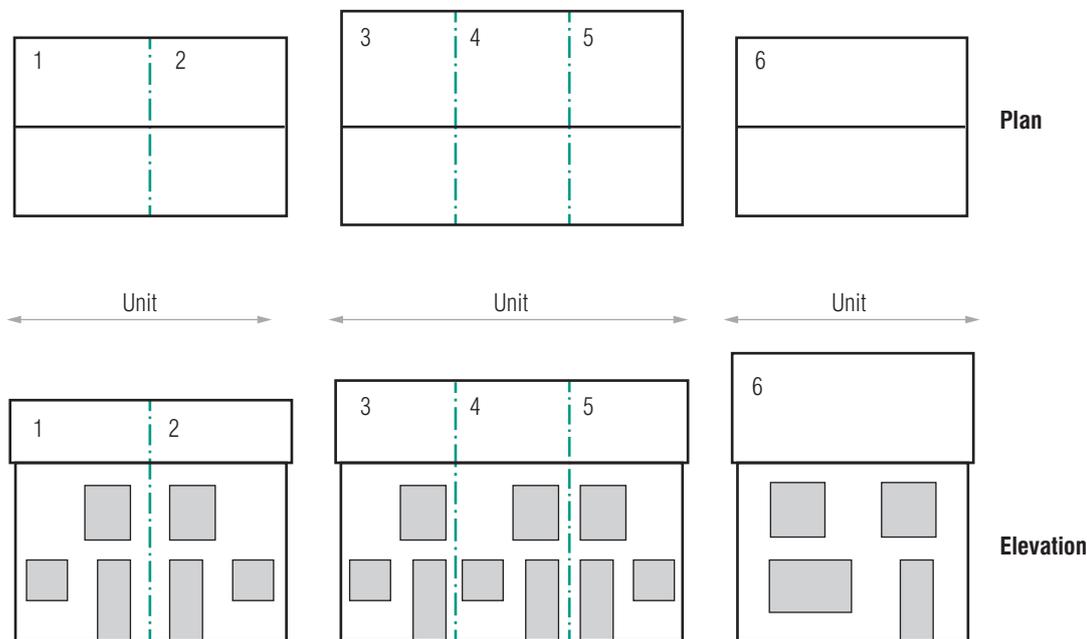
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Determining overall project size/threshold

To determine if your project falls under the 250m² threshold follow steps A to E

A. What is a unit?

A unit is any new build building block that is continuous walling with no separation; detached house, terrace block, semi-detached block or flats.

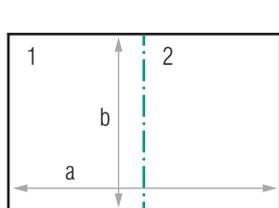


Step A

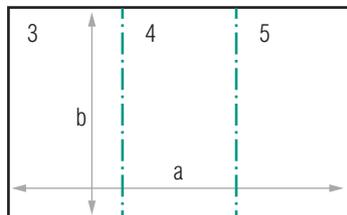


B. How to calculate total floor areas of a unit

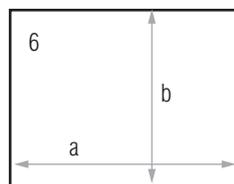
Take the internal dimensions of each unit. Total area of each unit to be less than 250m².



Unit - two semi detached houses



Unit - three terraced houses



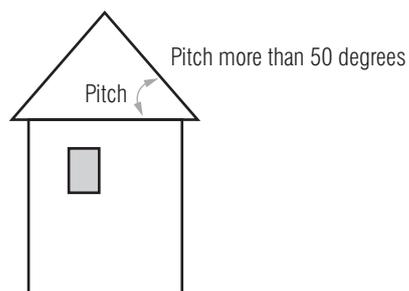
Unit - detached house

Plan

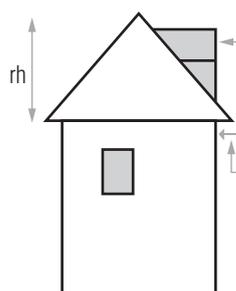
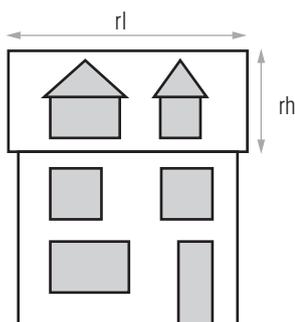
Step B

C. Roof areas to include in the area calculation

If the roof pitch is greater than 50 degrees then include in the calculation and determine floor area of the storey. If the roof pitch is less than 50 degrees then ignore as a storey. The use of roof space does not influence the outcome e.g. room in the roof or warm attic space.



Details for when a Dormer roof may be included in the area calculations



Vertical dormer face area > 30% of roof elevation area (= $rl \times rh$) include roof as storey height

Eaves overhang > 500mm take overhang length divided by the number of storeys off the acceptable separation distance between plot and off site risk

Step C



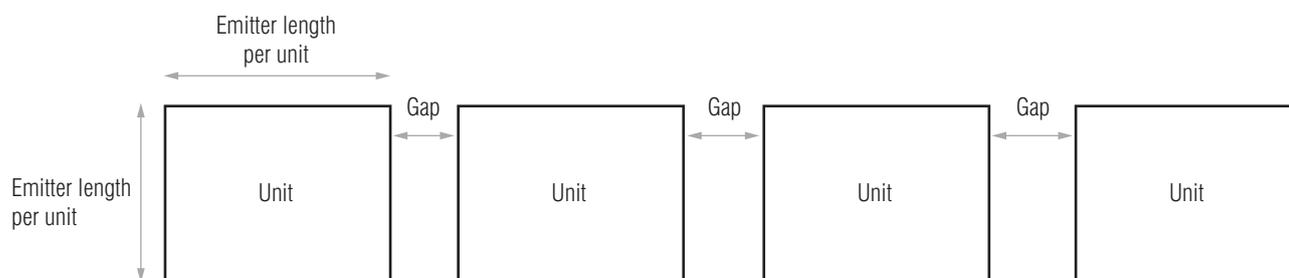
D. Considering accumulative total floor area for adjacent units

Determine the acceptable accumulative total floor area of units, which is dependent on the gaps between each distinct unit frame.



Step Da

For each unit the following to be considered:



If gap > 2m then assessment based on 1 unit at a time

If gap = > 1m < 2m then assessment based on 2 units at a time

If gap = < 1m then assessment based on up to 4 units at a time

Step Db

E. Refer to STA Fire Safety Guidance

Use the STA fire safety guidance for structural timber frame buildings below 250m² in total floor area. See Product Paper 5 for tables and PP5 Appendix 2 for the application of tables.

Limitation of this guidance

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