



beauty & style, naturally

# Residential Park Homes Specification

**Transportable home chalets where specified in the order can be constructed in compliance with BS 3632**

**Chassis alternatives (Engineers site specific report provided at extra cost)**

A rigid chassis with lifting hooks and cross beam separators.

## **Foundations & Floor Covering**

The system is designed so that it will evenly distribute the loadings around the perimeter. Any internal walls do take some of the roof loadings. Taking account of B.S., Building regulations and ground conditions, these loads are transferred to the substrate on a Concrete Strip Foundation complete with 150mm solid blockwork up to dpc level. A site visit is always required before a firm quotation can be provided.

Unless otherwise specified our price only includes for excavation up to a maximum of 1000mm. The perimeter slab consists of hardcore fill and sand blinding, dpm (1200 gauge) topped with a reinforced concrete slab.

## **Exterior Walls**

Walls are made from 230mm northern European softwood Panel-wall utilising a tongue and groove interlocking joint along the full length of each log externally applied to support and restraint posts at approximately 600mm centres, with a breather membrane applied to 8mm OSB.

Wallboards are insulated with wool and foil then match-boarded or insulated plaster boarding finish the interior.

At each corner the wood is finished with vertical board on each edge butted together.

The external walls are coated with a combination of Sikken's Cetol Novotech which comes in a large selection of standard colours; it provides additional fungicide, insecticide & UV protection. A further coat of Novotop then applied which gives a UV & weather shield. Every 3-6 years (dependant on exposure to UV degradation a further application of Sikken's will be required to maintain the external finish (see manufacturer's details).

## **Roof**

Support comprises one full-length ridge purlin and intermediate (mid-span) purlins, which are in turn supported by internal walls, trusses and or beams.

Above the purlin's 18mm thick tongue & grooved roof boards are fitted. These attractively finished boards are visible from the inside of the cabin and provide a finish contemporary to the rest of the cabin.

Above the roof board's rigid wool insulation and two skins of reflective foil or equivalent is inserted between stud work and 18mm plywood is fixed on top. U- Value 0.22 W/m<sup>2</sup> K. Higher levels of insulation are available at extra cost.

Above the decking a single skin breather membrane is fitted. This is a waterproof barrier and provides a second line of defence to the final roof covering.

The perimeter wall is completed with decorative fascia and barge boards and back Squareline guttering and down pipes are fitted and connected to the customers adjacent gulleys, placed in agreed positions. Alternatively we can provide a quotation for this work.

The final coat is a double layer of glass fibre reinforced bituminous felt rectangular shingles which have a 15 year warranty and achieve a fire rating of: Ext. S.A.A. **Colour choice:** Slate grey, Two tone red, Brown and Green are readily available, other colours can be ordered as specials.

Large roof overhangs of 500mm or more at the eaves protect the upper wall logs and wall / roof junction from adverse weather.

### **Windows & glazed areas**

High performance Low E coated double-glazed units to BS 6206 and 6262, conforming to the requirements of current building regulations.

All glass units offer a 10 year warranty and are fitted into reduced joinery. Casements are usually outward opening tilt and turn opening in fixed light combinations. Other styles are available on request.

Casements are fitted with a Single compressible high performance weather seal.

Shutters are fitted as an optional extra (see price list).

### **External doors**

High performance toughened glass double glazed safety units (nominal 20mm) with a 10-year warranty fitted into reduced joinery frames and leaves.

Door leaves are fitted with external grade heavy butt hinges, five lever door lock, handle and Euro cylinder.

### **Smoke detection and Fire Protection**

It is not usually a requirement to fit smoke detection and/or fire protection to a single-storey structure. Unless requested and stated above, this is not included within our prices and would therefore be the responsibility of the customer or be an additional cost.

## **Emergency lighting**

It may be a requirement to fit emergency lighting; this is not included and would be the responsibility of the customer or would be at an additional cost.

## **Site visits**

Visits to site are chargeable on a ½ day or full day basis, dependant on the time away from the office at the rate £50/hour. Mileage is chargeable at £0.55/mile. One site visit will be included in a cabin quotation and as such this cost will be deductible from any order received, subsequent to receipt of an order, our own site progress and supervision visits are included in the price.

## **Building Control approved inspector service**

For structures which require compliance with the Building regulations, we offer an integrated building control approved inspector service using an independent national inspector carrying professional indemnity insurance of £10 million. They approve drawings/specifications and carry out the site inspections and provide a final certificate, the cost of this is £1800 for a single residential structure. As part of the requirements of the building regulations it will be necessary to provide a SAP calculation by an independent consultant, the cost of this is £450. If you wish to deal with the approvals yourself and need an information package from us, then this package would initially cost £640 plus further work on an hourly basis @ £50/hour.

## **Structural or other calculations**

Typical structural calculations exist for cabins of a similar nature to the ranges offered within the standard ranges. However should job specific calculations of any nature be required, then these would be at an additional cost and the customer should request a calculation prior to instructing Rural Log Cabins Limited to proceed, or accept our reasonable charges.

Windows & Doors may be made compliant with BS6262 & 6206.

Where applicable (optional package) Gas flues can be fitted in accordance with BS5440.

Where applicable timber products will be treated in accordance with BS5589.

Where applicable services will be specified and installed in accordance with BS6762.

If required (for instance in public buildings) the timber surface can be coated with a clear intumescent fire resisting varnish. This coating is costly and would not normally be required as timber is capable of retaining its structural integrity for long period in fire.

Electrical wiring and fittings installed to IEE standard (optional package).

Electric water heating system. Gas or Oil alternatives if required (optional package).

Heating via Low Wattage panel heaters in living areas (optional package).

TV point and telephone point (where appropriate) to living area (optional package).

Smoke detectors (optional package).

**Standards and Build Specification for optional turnkey package. Choose and quantify from the list and we can provide an additional price.**

### **Kitchen**

Units from 'Cusina' range as per plans incorporating Kitchen sink and Single Drainer.

### **Appliance packs provided by arrangement:**

### **Lounge**

Surround hearth, base and electric or gas fire.

### **Bathroom(s)**

Sandringham suite bathroom range or similar.

Bath with mixer taps and rose attachment **OR** Shower cubicle with electric shower.

Wash Hand Basins complete with taps and fitted with support brackets. Alternative pedestal if required.

Towel rail, Toilet Roll Holder, Cup Holder by arrangement.

### **Bedroom(s)**

Wardrobes, Dressing Table, Bedside Cabinet in the Schreiber Range or Similar.

### **Optional packs**

#### **Appliance Pack**

Electric Oven and Hob or Gas alternative available.

Dishwasher

Fridge Freezer

Washing Machine

#### **Furniture and Fitting Pack (Specify quantity)**

Wardrobe

Dressing Table, Stool and Mirror

Bedside Cabinet

Pine Dining Table and Chairs

Pine Coffee Table

Coat Hooks

Bathroom Cabinet

Soap Dish, Toothbrush Cup and Holder with Cup, Toilet Roll Holder

Electric Towel Rail

## **Furnishings Pack**

Vinyl floor covering and vertical blinds to the kitchen and bathroom floors, Carpet, Curtain Rails and Contrasting Curtains to Living Areas and Bedrooms

Choice of light fittings and Shades.

Kitchen and Bathrooms – Vinyl Floor and Roller Blind

Lounge Three Piece suite with bed settee alternative and scatter cushions,  
Coffee table.

Bedrooms - Divan Double or Single Beds or Bunk Bed alternative.

## **M & E Specification**

Electrical installation comprises:

- 10 Way Isolator
- Wall switches
- Double sockets
- Convector sockets
- Cooker switch
- Bathroom light
- Bedroom lights
- Light in the living area
- Strip light in the Kitchen
- External light
- Wall mounted convector heaters in the bedrooms.
- Wall mounted fan heater in bathroom.
- Wall mounted convector heater in living area.
- Smoke alarms
- Electric hob
- Hood
- Fan oven

## **Plumbing installation comprises:**

15 Litre 2.2Kw water heater with expansion vessel, pressure reducer & non-return valve

WC with integral overflow

Wash basin with hot & cold taps

Shower base and cabinet

Shower mixer set

Kitchen sink with integral drain board, hot & cold taps

## **Internal carpentry fit out suggestion comprise:**

2no 3 x 2m kitchen unit with one double wall unit

Wall Cupboard above sink

Wall cupboard for fan

Vanity unit

**Usually the customer employs a local contractor for this but, Sewer and water connection usually comprises:**

Form 100mm connection to existing sewer.

Provide and lay 100mm-diameter pipe from connection to the new building.

Construct inspection chambers.

Reinstate road and drive.

Provide and lay 25mm diameter water pipe from new building to existing main.

Attend on connection to main by Water Authority.

Traffic management

Water connection by Water Authority.

**Note: We are pleased to vary the packages to customer's own specified requirements.**

This specification should be read in conjunction with the Terms and Conditions and Guarantee, a copy of which is available on request. Specification subject to change.