

TIMBER SUSPENDED FLOOR

24 Malvern Ave, Urmston, M41 5RP

Ground preparation - Remove top soil and vegetation, apply total weed killer and 150mm min thick sand blinded hardcore, then either –

Prepare the ground to an even surface and lay a ground cover of concrete at least 50mm thick, on a damp-proof membrane of at least 1200 gauge polyethylene, laid on a bed of fine blinding material.

Floor construction - min 20mm tongue and groove softwood boards or moisture resistant particle/chipboard grade type C4 to BS EN 312:2010 as required. Lay with staggered joints on 47mm x 195mm C24 grade soft wood joists at maximum 400mm centres, max span 4.31m. Joists to be fixed to treated timber wall plates resin bolted to walls at 600mm centres on existing house.

Joists to be infilled with 120mm PIR insulation between joists, layer on timber battens to support.

The underside of the floor joists not to be less than 150mm above the top of the ground cover. The underside of any wall plate not to be less than 75mm above the top of the ground cover.

Ventilation of Floor

Provide cross-ventilation under floor to outside air by ventilators in at least 2 opposite external walls of the building. Ventilation openings having an opening area of 1500mm² per metre run of perimeter wall or 500mm² per square metre of floor area whichever gives the greater opening area. The under floor space shall be free from debris. Ducts to be sealed using gas proof tap if they pass through the radon barrier.

