

Standard Details: Housing (v1.16)

Standard Details

booklet for housing

Issue v1.16

Ground floor base connections

A-01	External wall - Ground floor slab
A-02	External wall - Ground floor slab with screed
A-03	Internal load bearing wall - Ground floor slab
A-04	Internal load bearing wall - Ground floor slab with screed
A-05	Party wall - Ground floor Slab
A-06	Party wall (stepped) - Ground floor slab
A-07	Party wall - Ground floor slab with screed
A-08	Internal non-load bearing wall - Ground floor slab
A-09	Internal non-load bearing wall - Ground floor slab with screed
A-10	Steel column down to structural floor level
A-11	Steel column down to top of foundation level
A-12	Raised soleplate detail - Ground floor slab

Mid floor connections

B-01	External wall - Mid floor open web joists parallel
B-02	External wall - Mid floor open web joists perpendicular
B-03	Internal load bearing wall - Mid floor open web joists parallel
B-04	Internal load bearing wall - Mid floor open web joists perpendicular
B-05	Party wall - Mid floor open web joists
B-06	Party wall (stepped) - Mid floor open web joists
B-07	Internal non-load bearing wall - Mid floor open web joists parallel
B-08	Internal non-load bearing wall - Mid floor open web joists perpendicular

Top floor ceiling connections

C-01	Eaves - Standard pitched truss
C-02	Eaves - Standard pitched cantilever truss
C-03	Eaves - Raised tie truss - Seat cut
C-03a	Eaves - Raised tie truss - Birdsmouth
C-04	Top floor ceiling - Gable spandrel
C-05	Top floor ceiling - Load bearing wall - Trusses over
C-06	Top floor ceiling - Party wall - Trusses over
C-07	Top floor ceiling - Party wall (stepped) - Trusses over
C-08	Top floor ceiling - Non-load bearing wall - Trusses parallel
C-09	Top floor ceiling - Non-load bearing wall - Trusses perpendicular

Roof top connections

D-01	External wall - Verge overhang
D-02	External wall - Clipped verge
D-03	Roof top - Party wall - Trusses parallel
D-04	Roof top - Party wall - Trusses perpendicular
D-05	Roof top - Party wall - Ridge
D-06	Roof top - Exposed party wall (stepped)

Wall interactions and junctions

E-01	External wall - External corner
E-02	External wall - Internal corner
E-03	External wall - Party wall connection
E-03a	External wall - Party wall connection - Option 2
E-04	External wall - Party wall at internal corner
E-05	External wall - Internal load bearing wall - T-Junction
E-06	External wall - Internal load bearing wall at internal corner
E-07	External wall - Internal non-load bearing wall - T-Junction
E-08	External wall - Internal non-load bearing wall at external corner
E-09	External wall - Expansion joint
E-10	Party wall - X junction
E-11	Party wall - T junction
E-12	Party wall - Corner
E-13	Party wall - Internal load bearing wall - T-junction
E-14	Party wall - Internal non-load bearing wall - T-junction
E-15	Internal load bearing wall - Corner
E-16	Internal load bearing wall - T-junction
E-17	Internal load bearing wall - Internal non-load bearing wall at corner
E-18	Internal load bearing wall - Internal non-load bearing wall - T-junction
E-19	Internal non-load bearing wall - Corner
E-20	Internal non-load bearing wall - T-junction

Openings

F-01	Window/door jamb
F-02	Window/door head
F-03	Window cill
F-04	Bay window steel corner post
F-05	Splayed Bay window steel corner post
F-06	Bay window steel corner post section
F-07	Juliet Balcony to Timber Frame fixing option

Miscellaneous details

G-01	Stairwell cover details - parallel and perpendicular
G-02	Wall tie locations
G-03	Steel purlin and top-hat truss detail
G-04	Loose rafter restraint detail
G-05	Spandrel panel plasterboard detail
G-06	Longitudinal bracing detail
G-07	Diagonal bracing detail
G-08	Loose rafter inset OSB sarking

Follow on trade's details

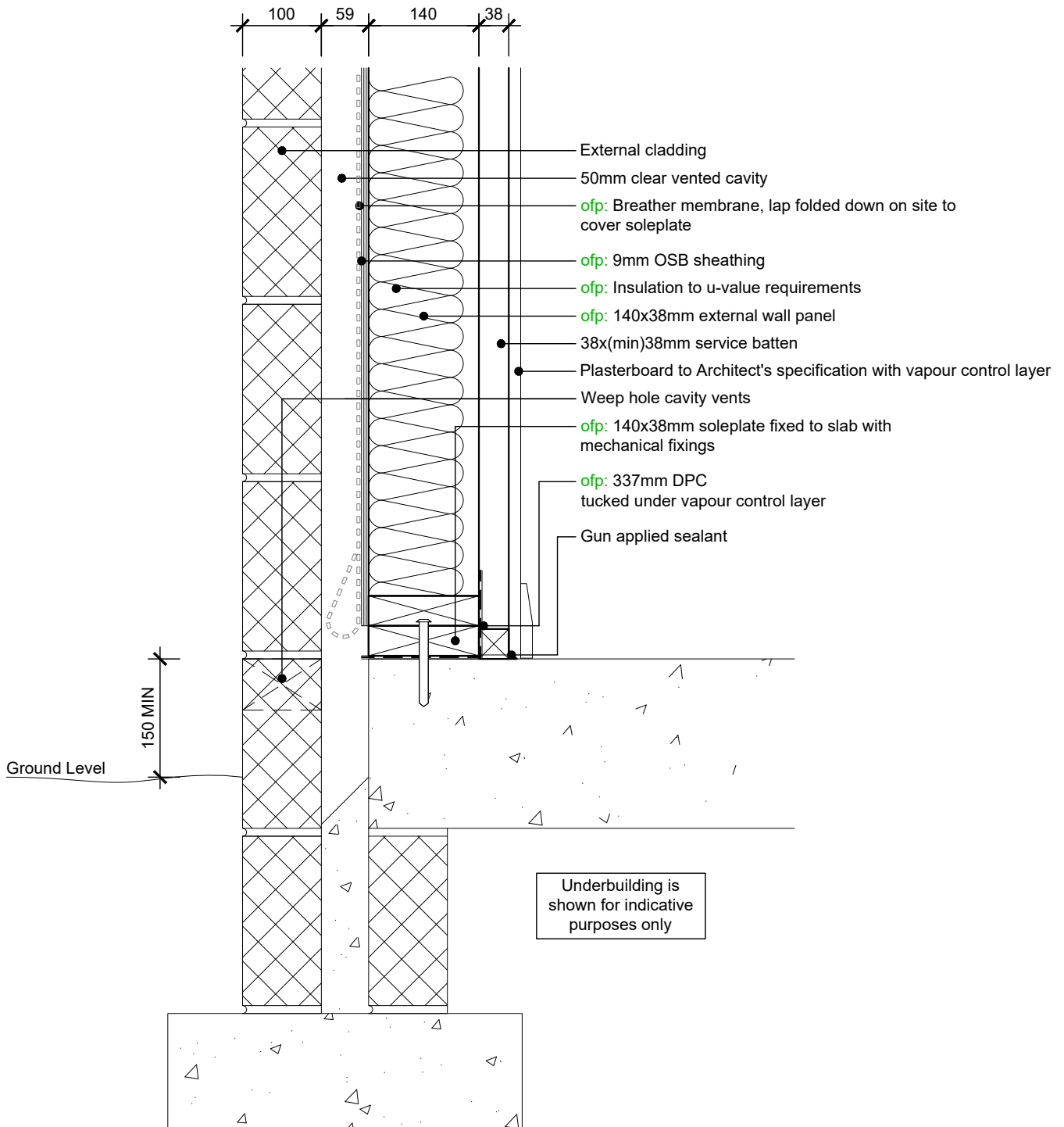
H-01	Cavity barrier locations
H-02	Gas application Installation
H-03	Electricity meter box
H-04	Boiler Flue
H-05	Drilling and notching of joists
H-06	Drilling and notching of studs

Section A: Ground floor base connections

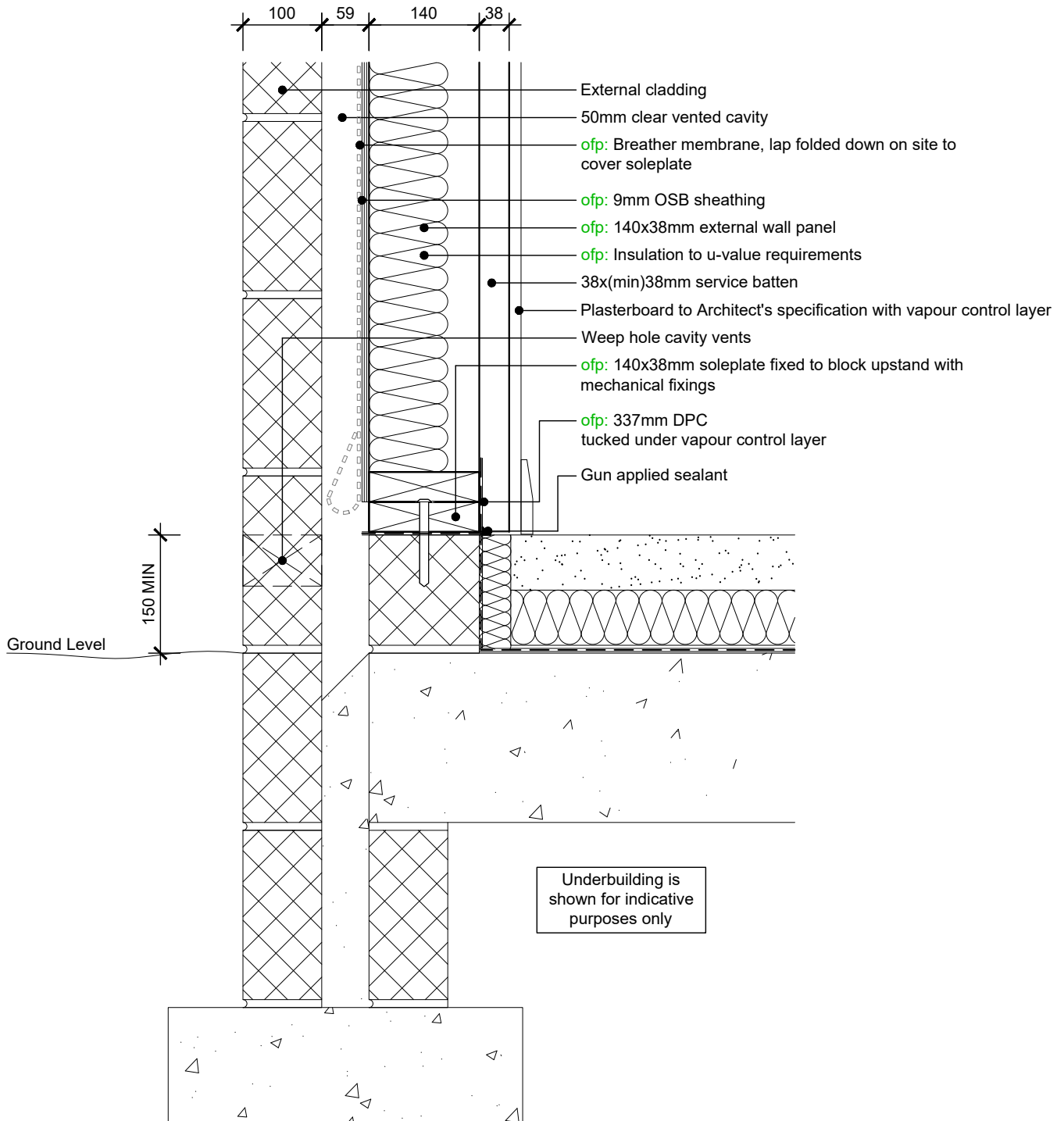
Ground floor base connections

A-01	External wall - Ground floor slab
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A-03	Internal load bearing wall - Ground floor slab
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A-07	Party wall - Ground floor slab with screed
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A-10	Steel column down to structural floor level
A-11	Steel column down to top of foundation level
A-12	Raised soleplate detail - Ground floor slab

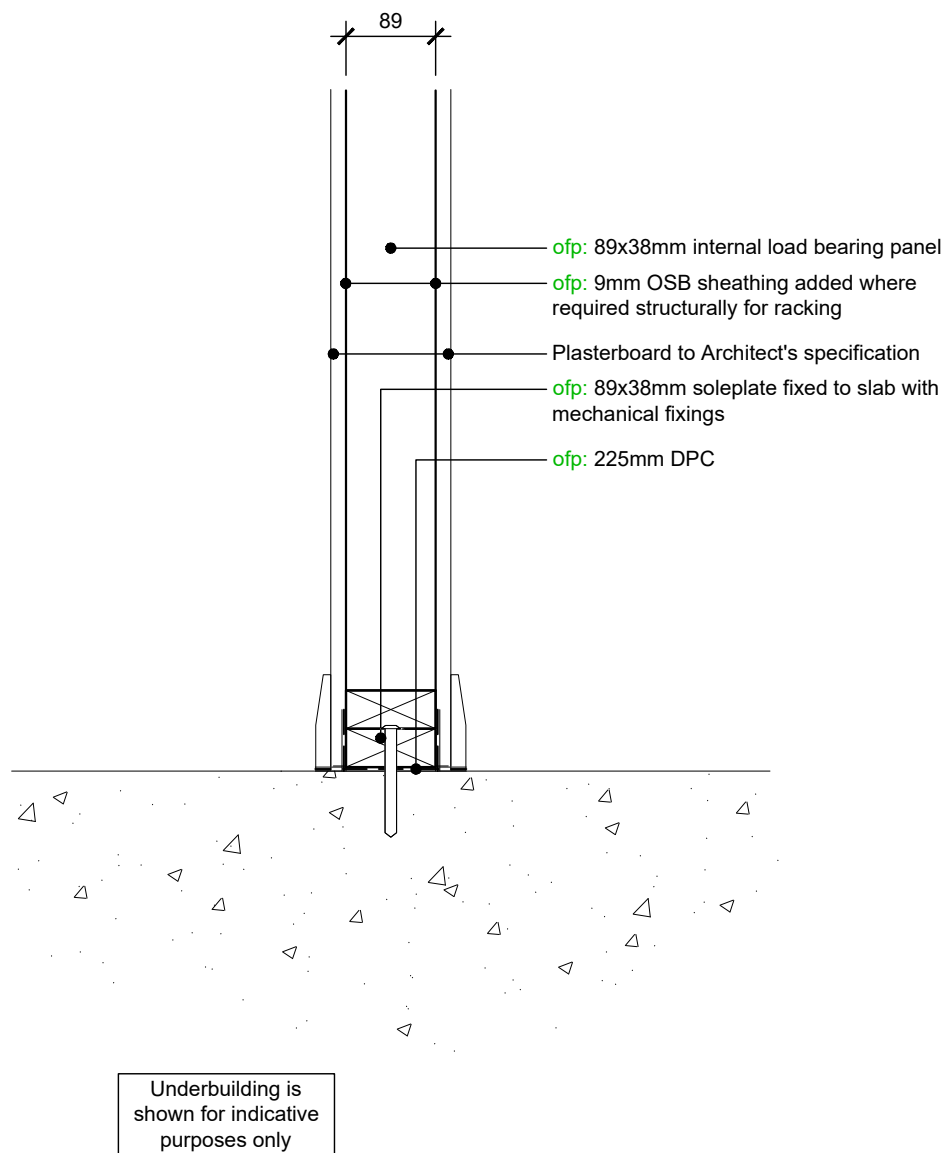
A-01: External wall - Ground floor slab



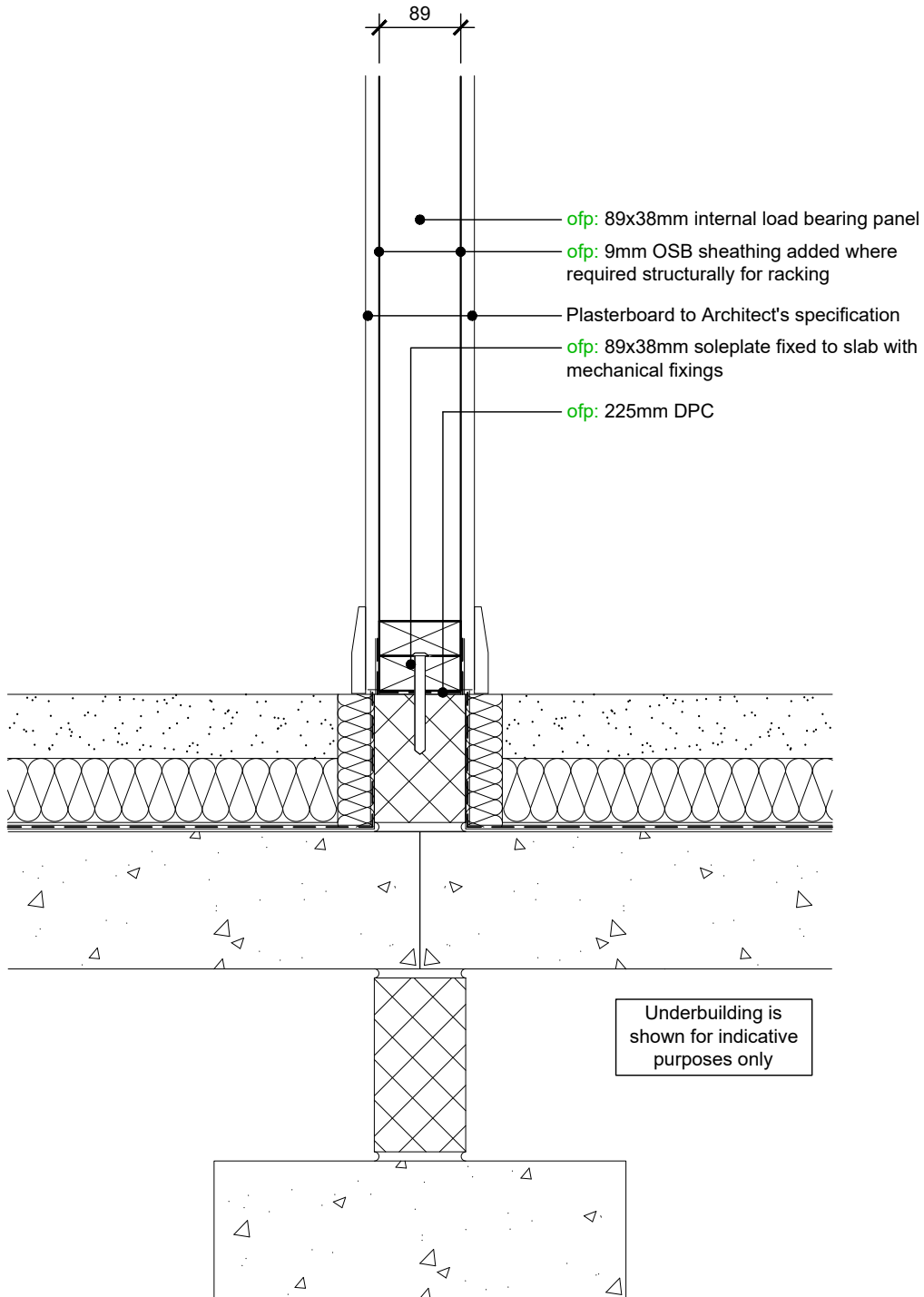
A-02: External wall - Ground floor slab with screed



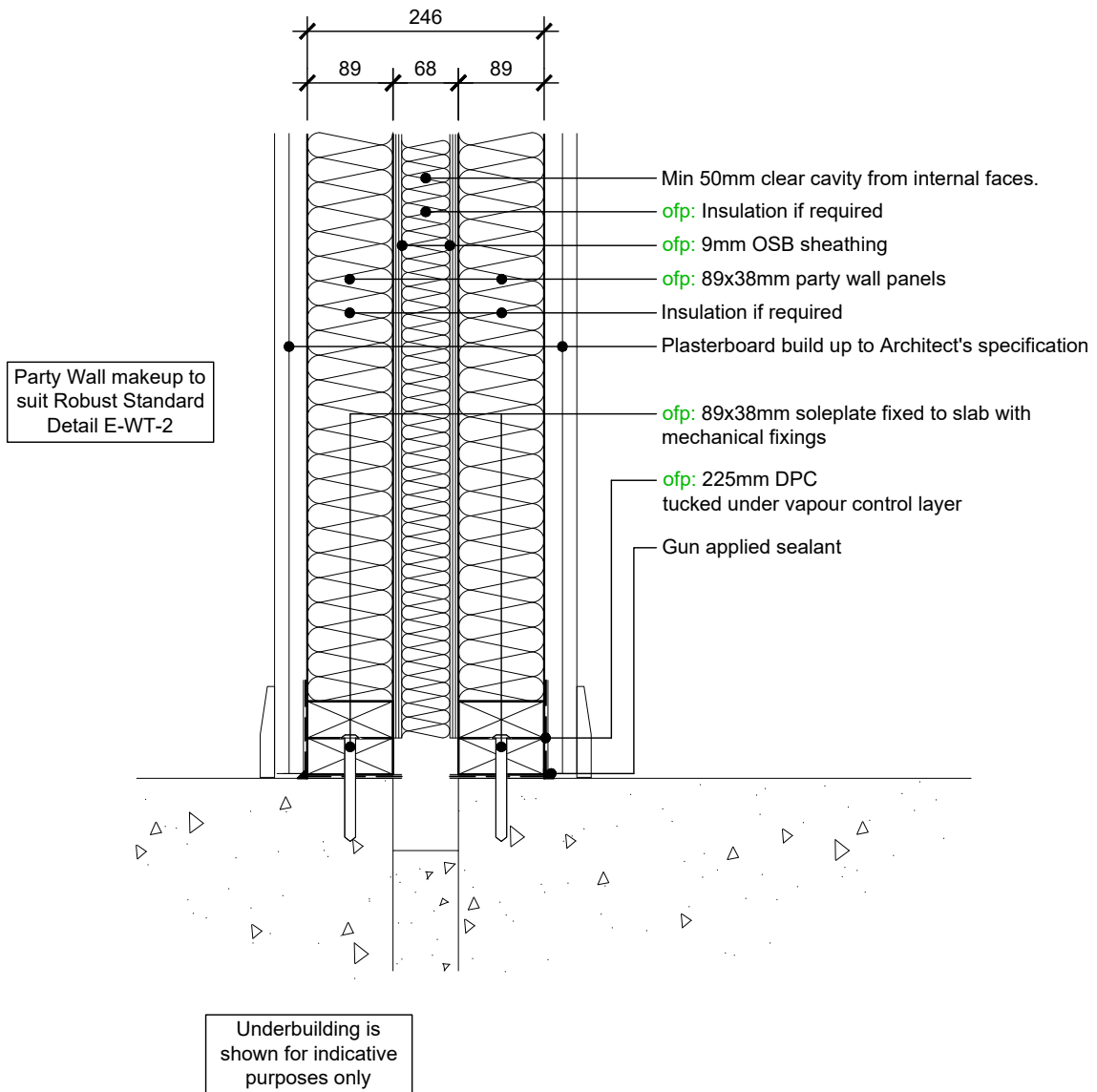
A-03: Internal load bearing wall - Ground floor slab



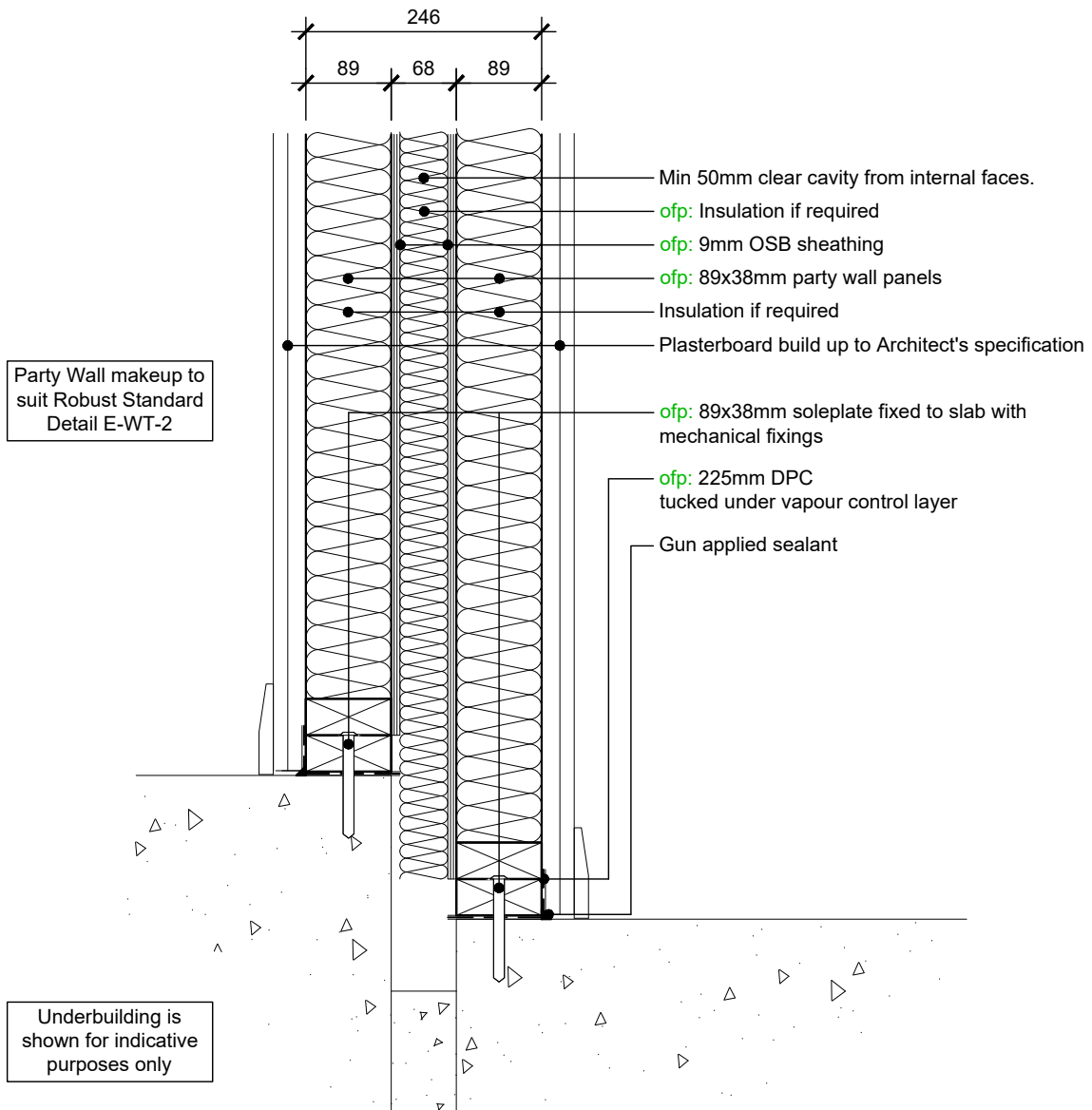
A-04: Internal load bearing wall - Ground floor slab with screed



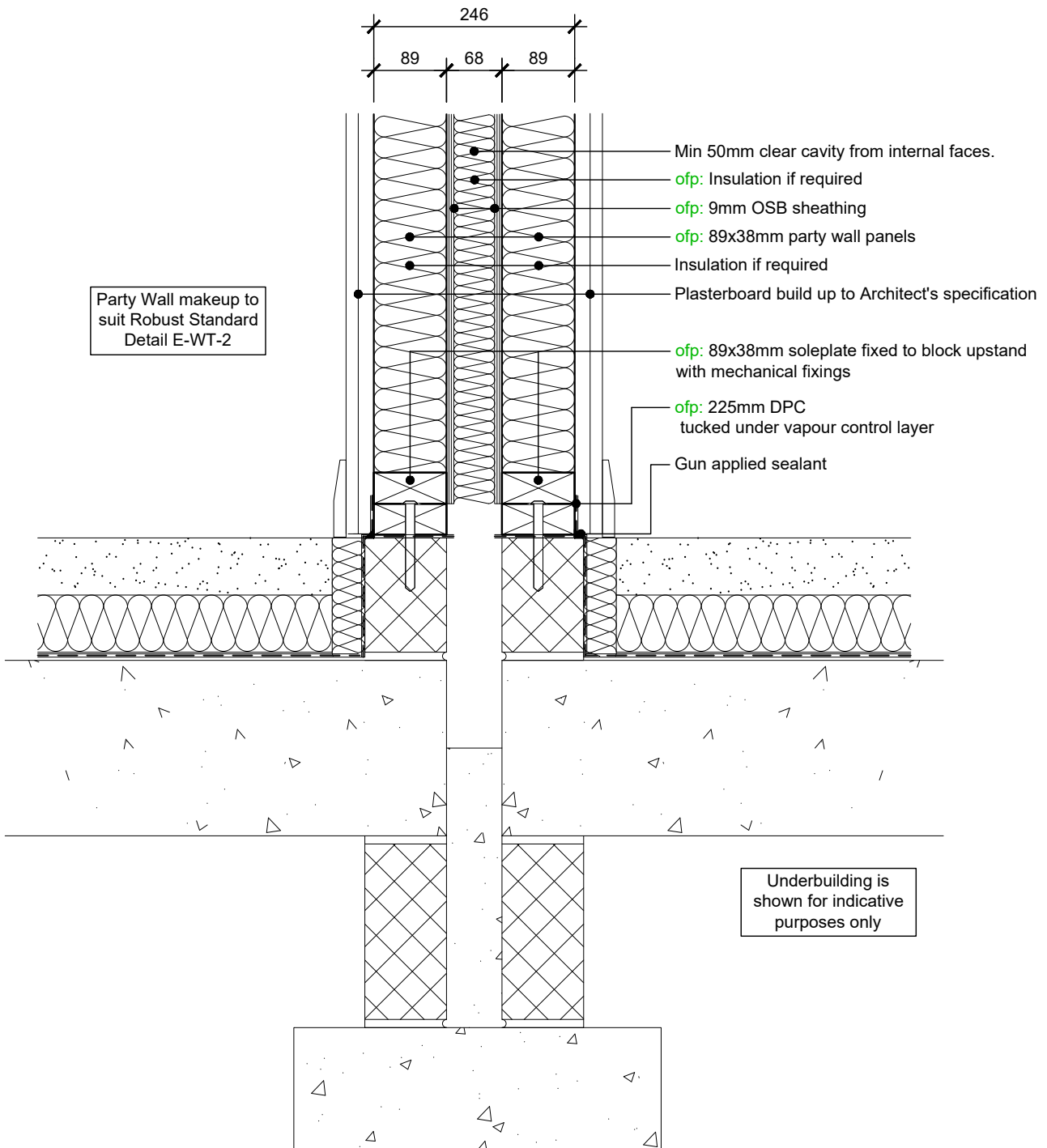
A-05: Party wall - Ground floor slab



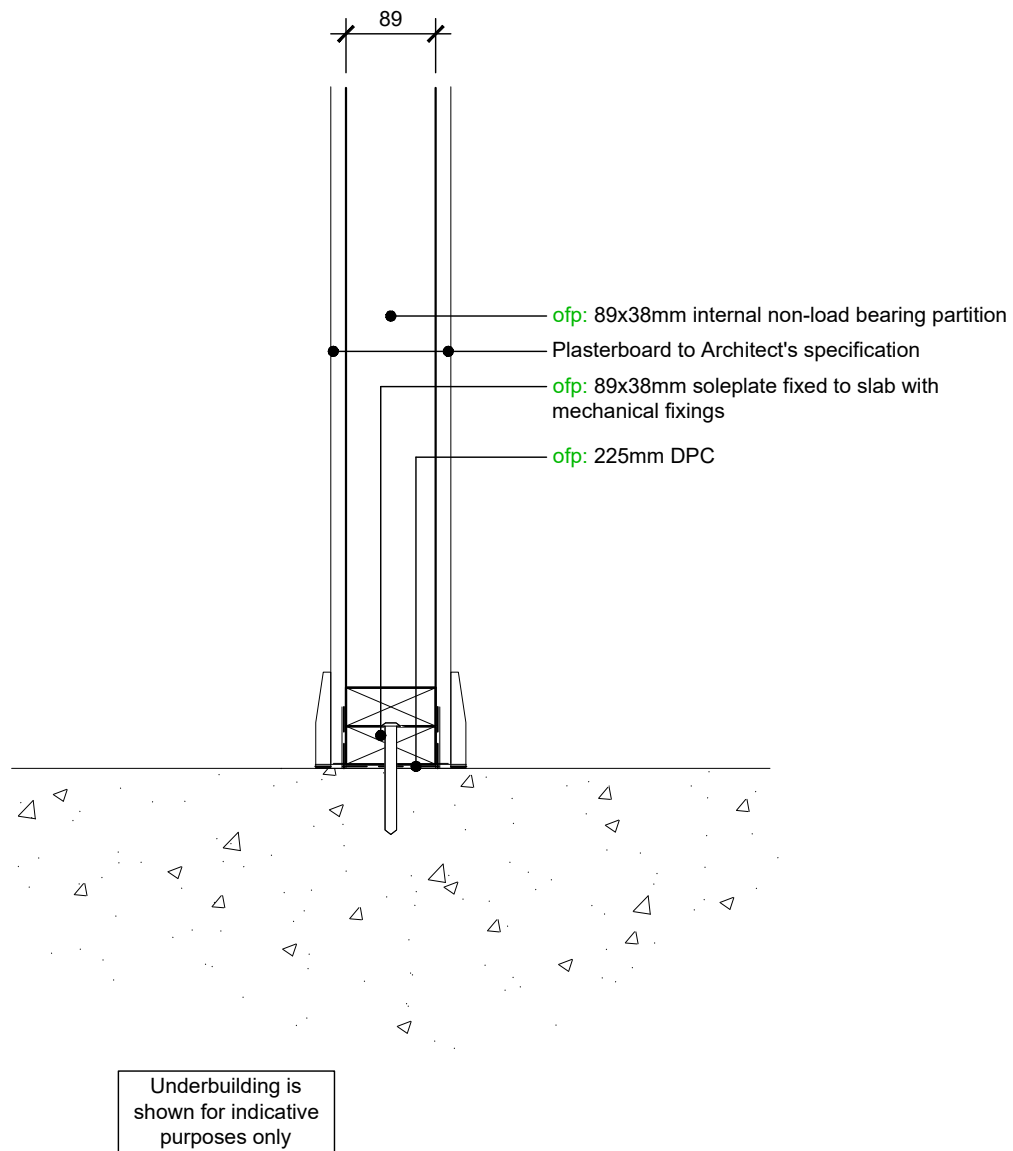
A-06: Party wall (stepped) - Ground floor slab



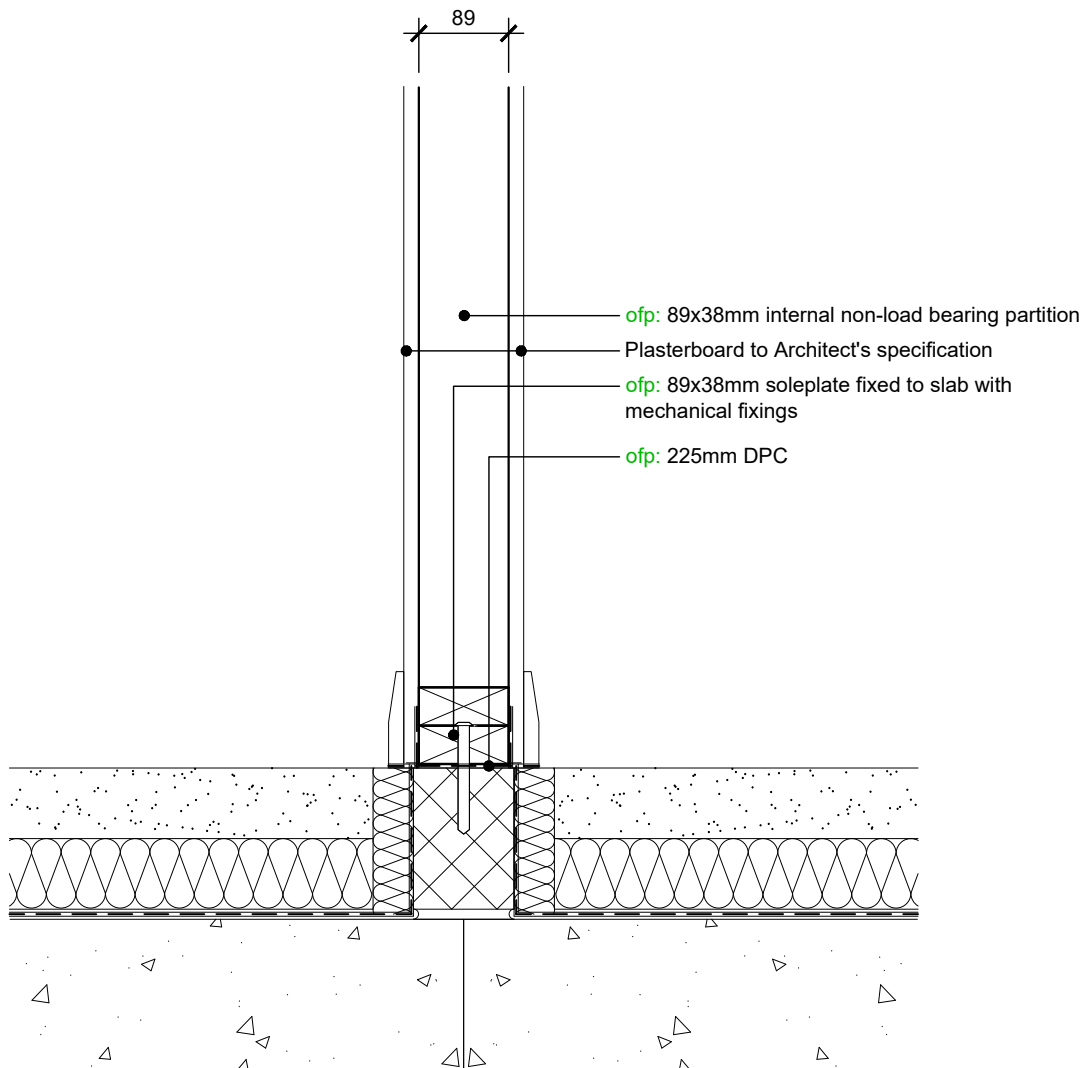
A-07: Party wall - Ground floor slab with screed



A-08: Internal non-load bearing wall - Ground floor slab

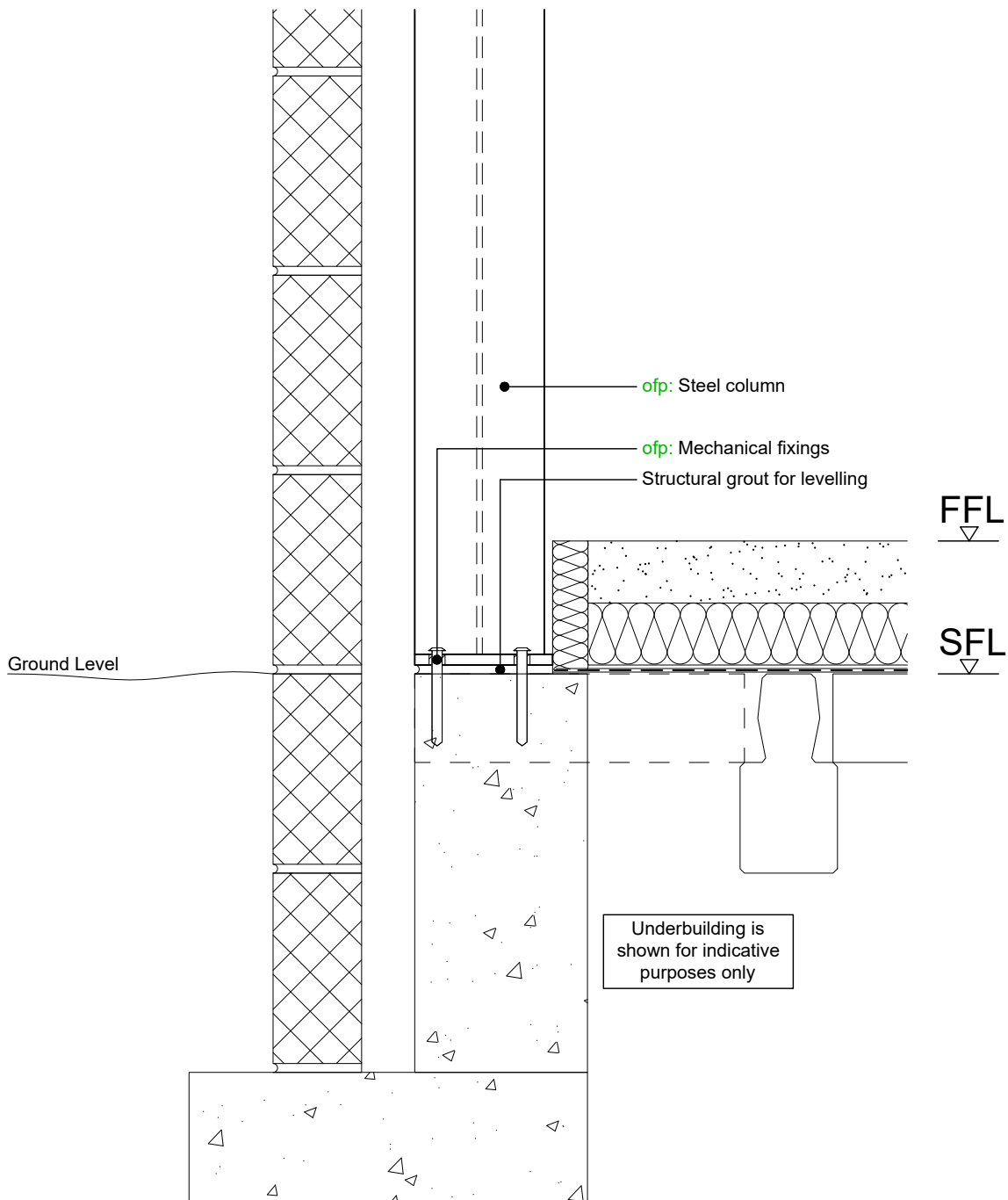


A-09: Internal non-load bearing wall - Ground floor slab with screed

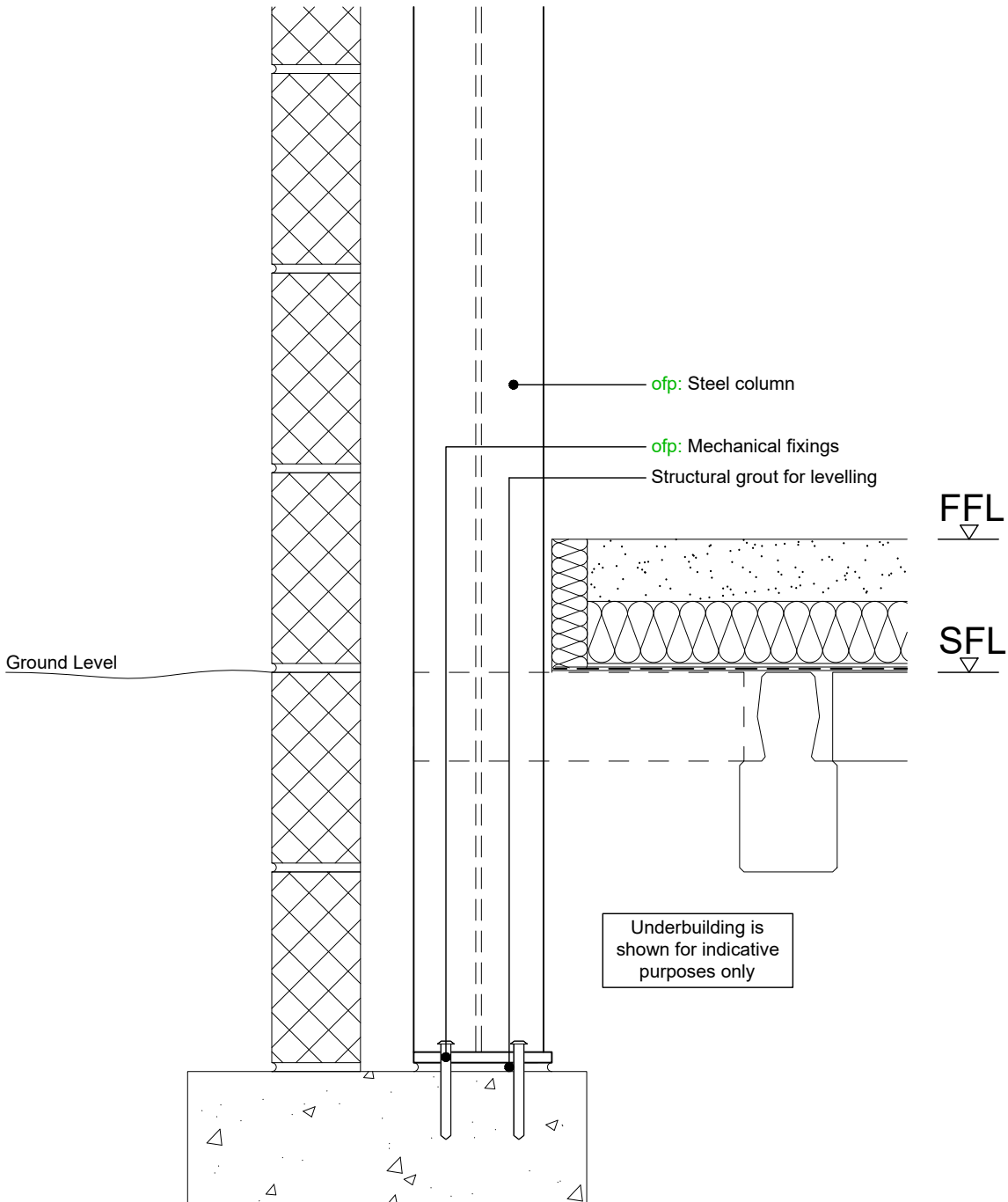


Underbuilding is shown for indicative purposes only

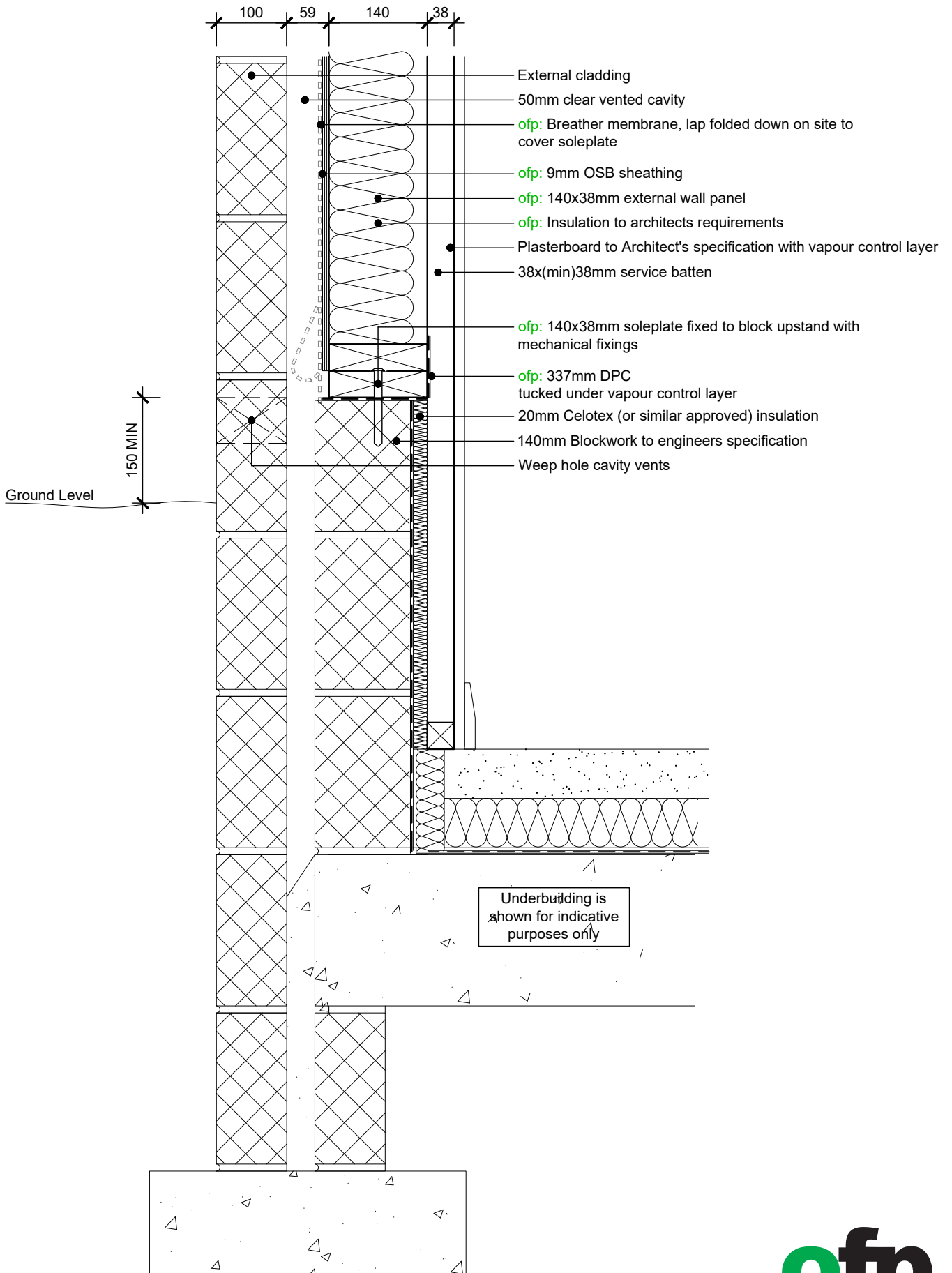
A-10: Steel column down to Structural floor level - Ground floor slab



A-11: Steel column down to Foundations - Ground floor slab



A-12: Raised soleplate detail - Ground floor slab



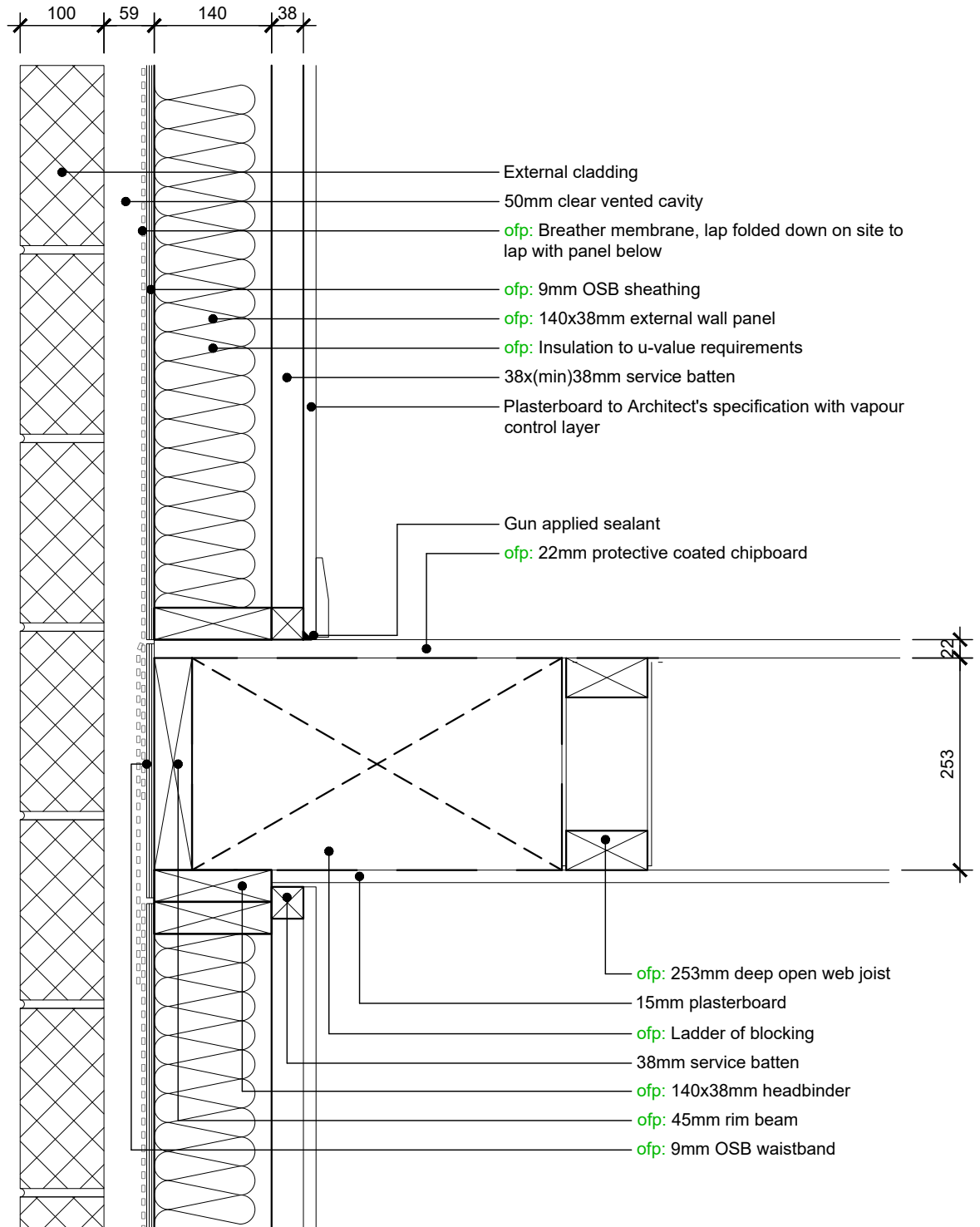


Section B: Mid floor connections

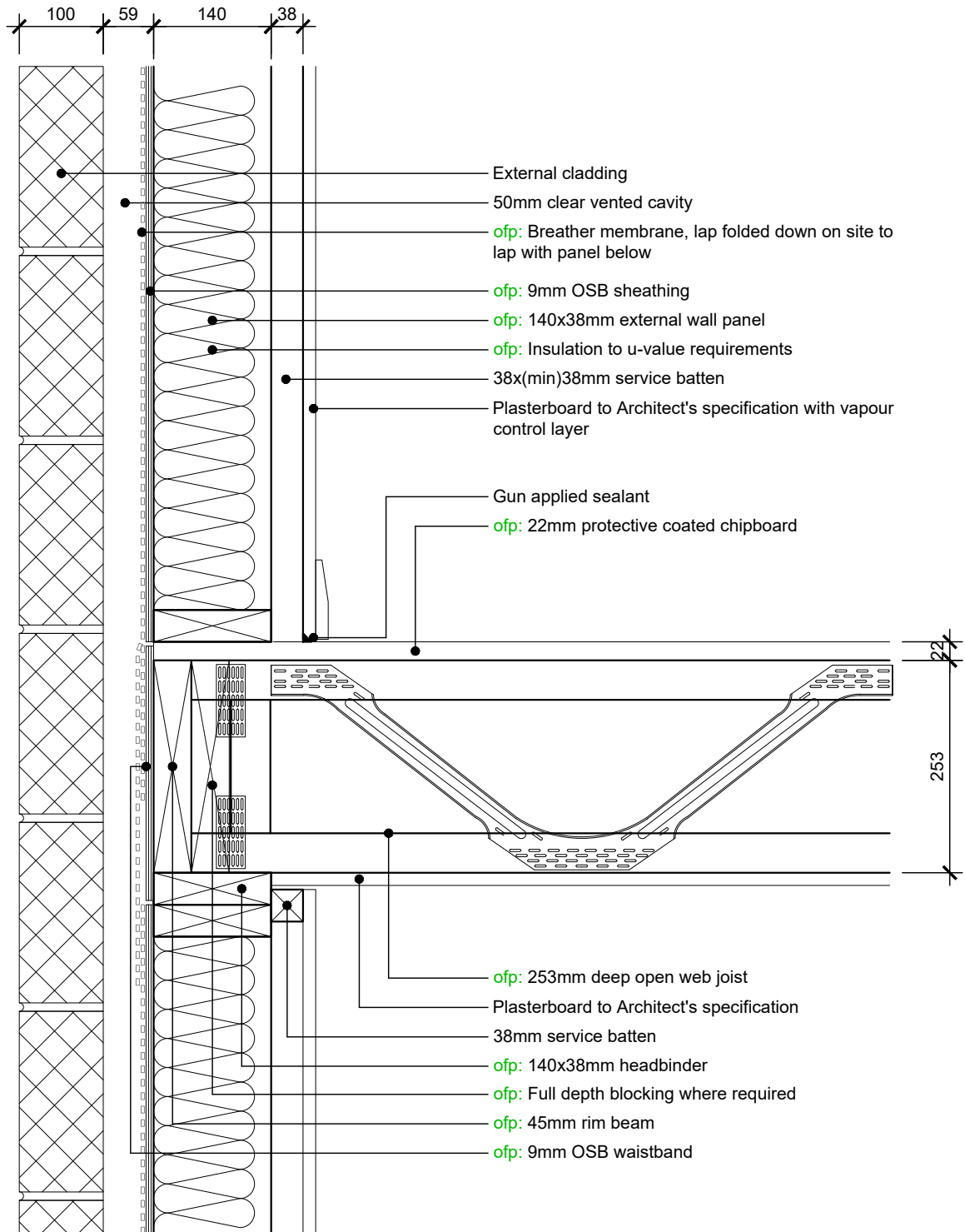
Mid floor connections

B-01	External wall - Mid floor open web joists parallel
B-02	External wall - Mid floor open web joists perpendicular
B-03	Internal load bearing wall - Mid floor open web joists parallel
B-04	Internal load bearing wall - Mid floor open web joists perpendicular
B-05	Party wall - Mid floor open web joists
B-06	Party wall (stepped) - Mid floor open web joists
B-07	Internal non-load bearing wall - Mid floor open web joists parallel
B-08	Internal non-load bearing wall - Mid floor open web joists perpendicular

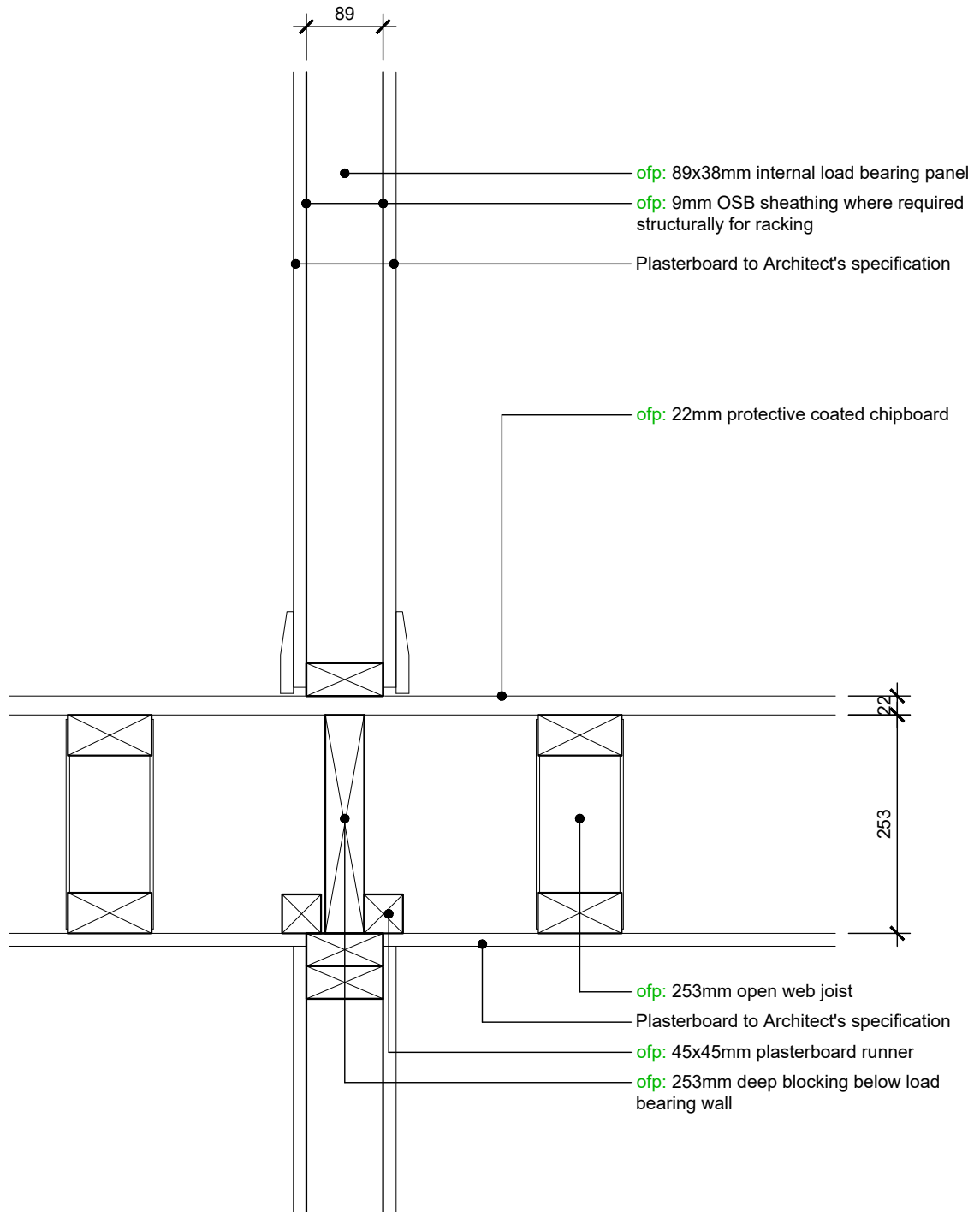
B-01: External wall - Mid floor open web joists parallel



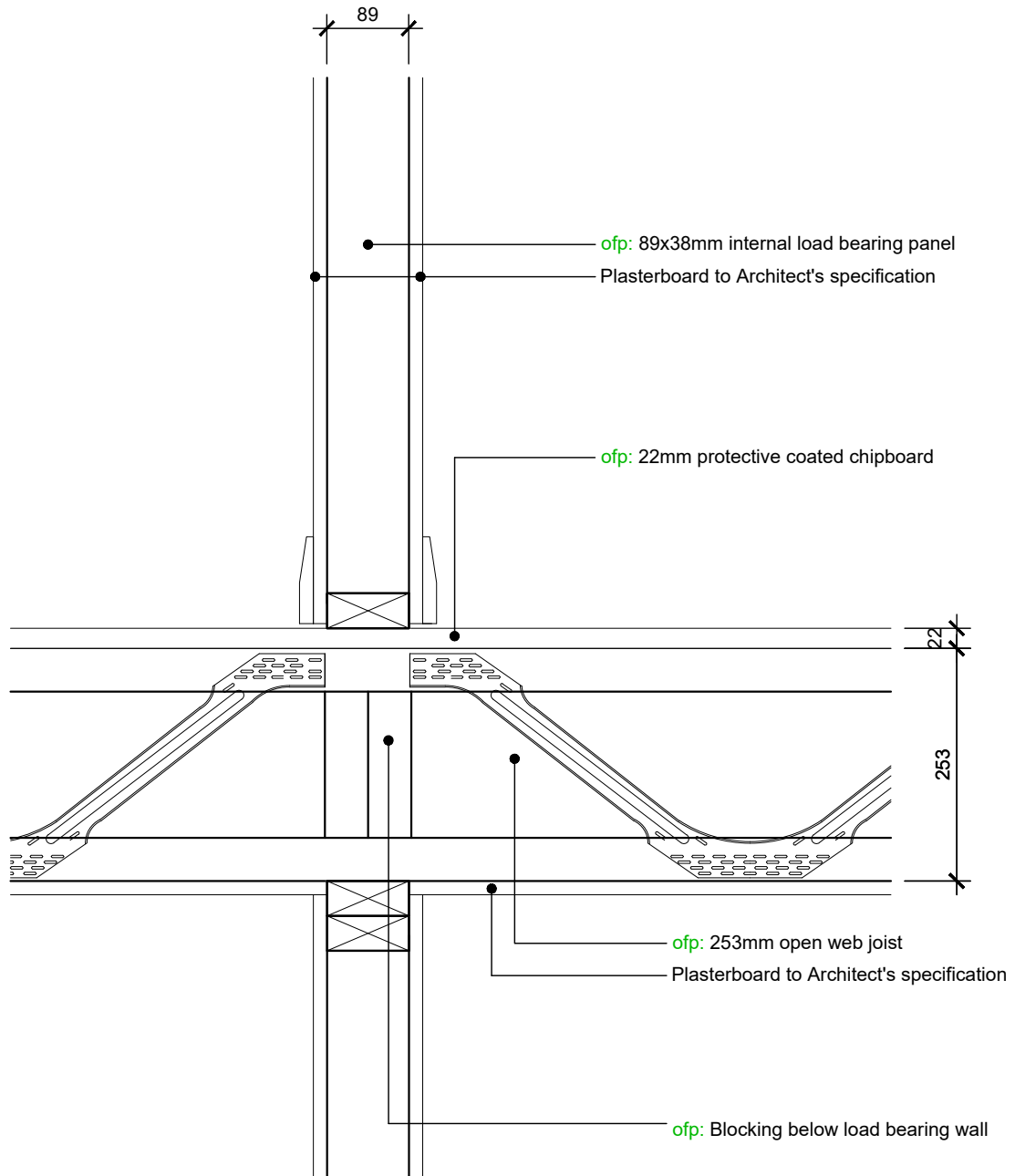
B-02: External wall - Mid floor open web joists perpendicular



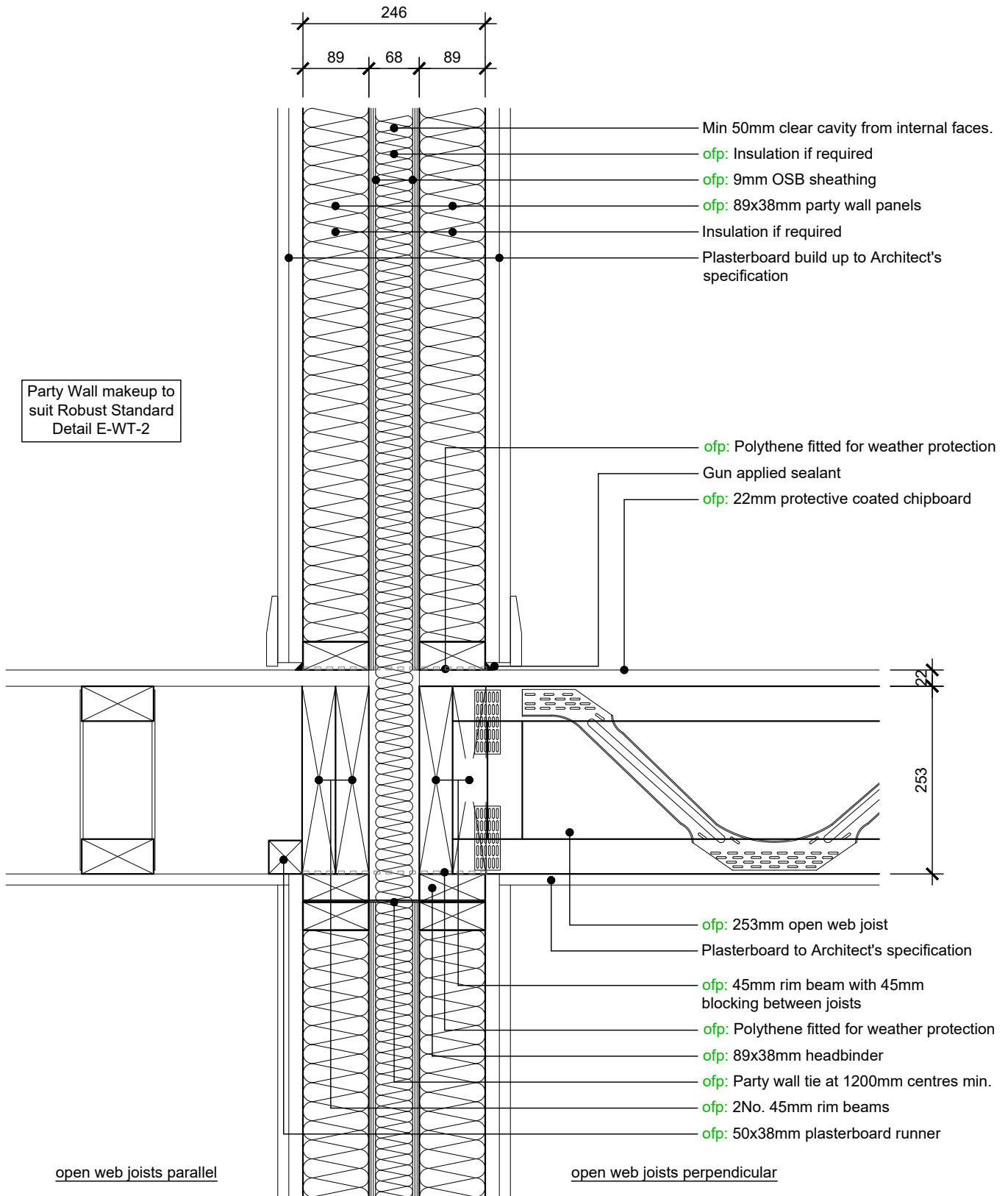
B-03: Internal load bearing wall - Mid floor open web joists parallel



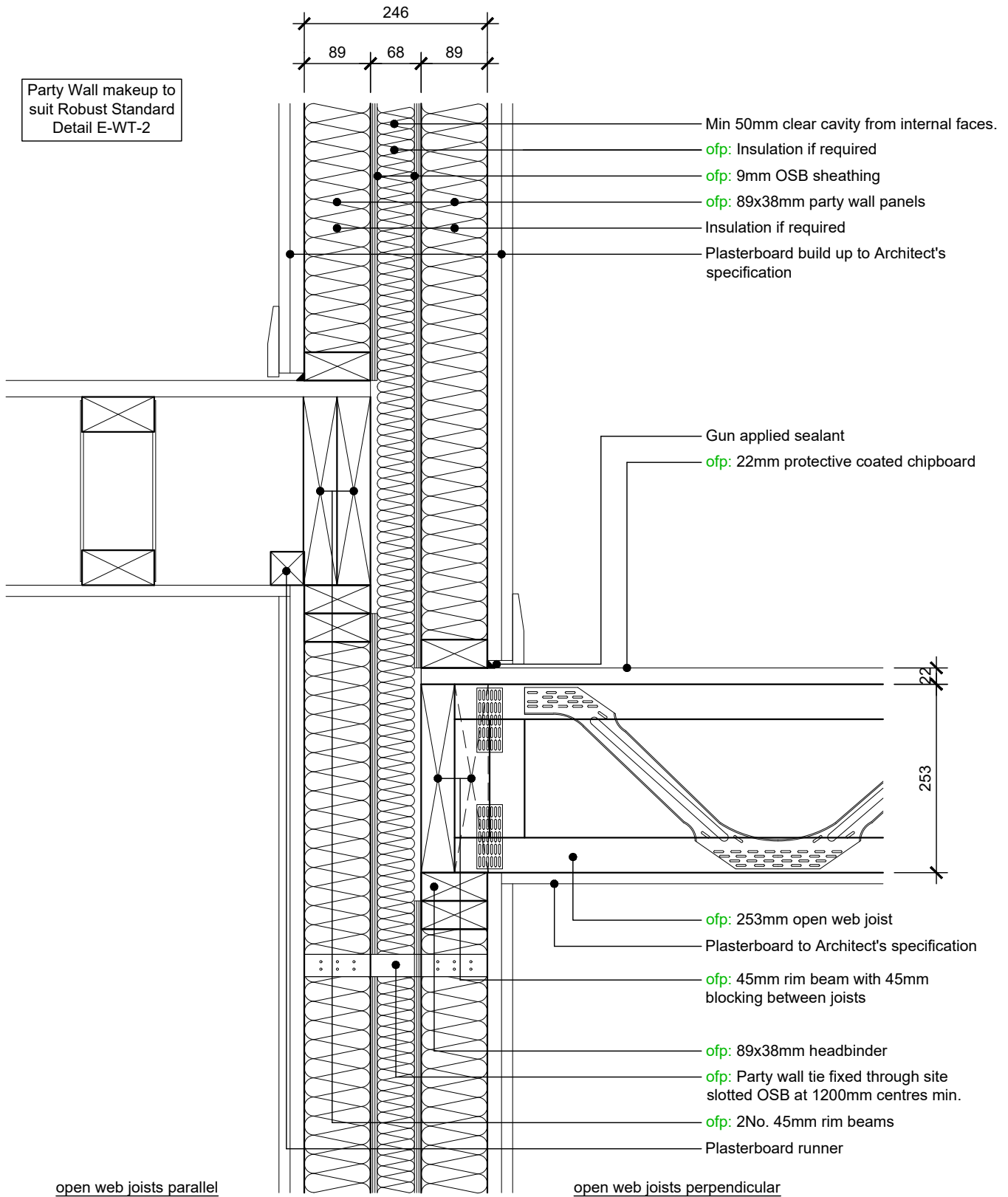
B-04: Internal load bearing wall - Mid floor open web joists perpendicular



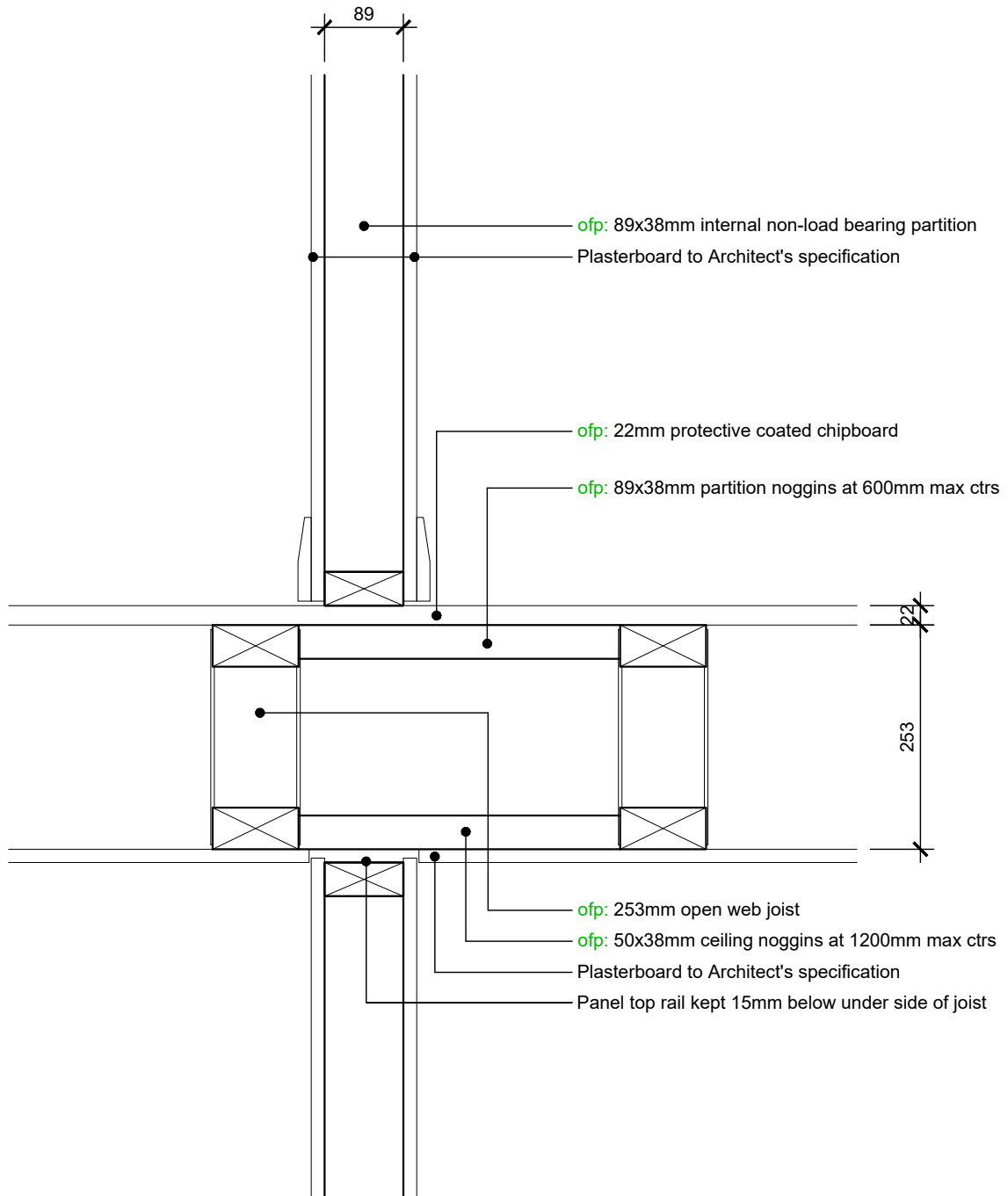
B-05: Party wall - Mid floor open web joists



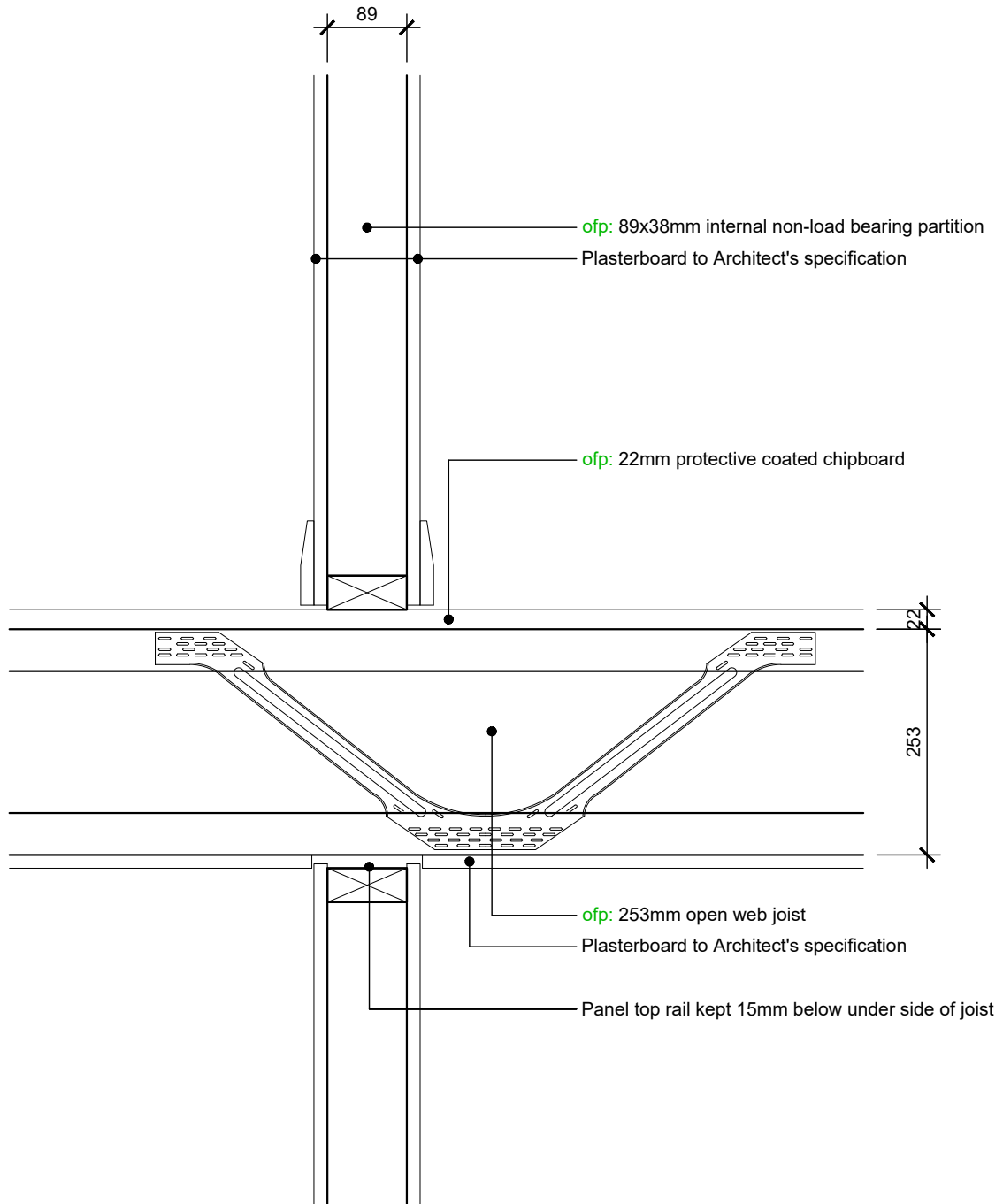
B-06: Party wall (stepped) - Mid floor open web joists



B-07: Internal non-load bearing wall - Mid floor open web joists parallel



B-08: Internal non-load bearing wall - Mid floor open web joists perpendicular



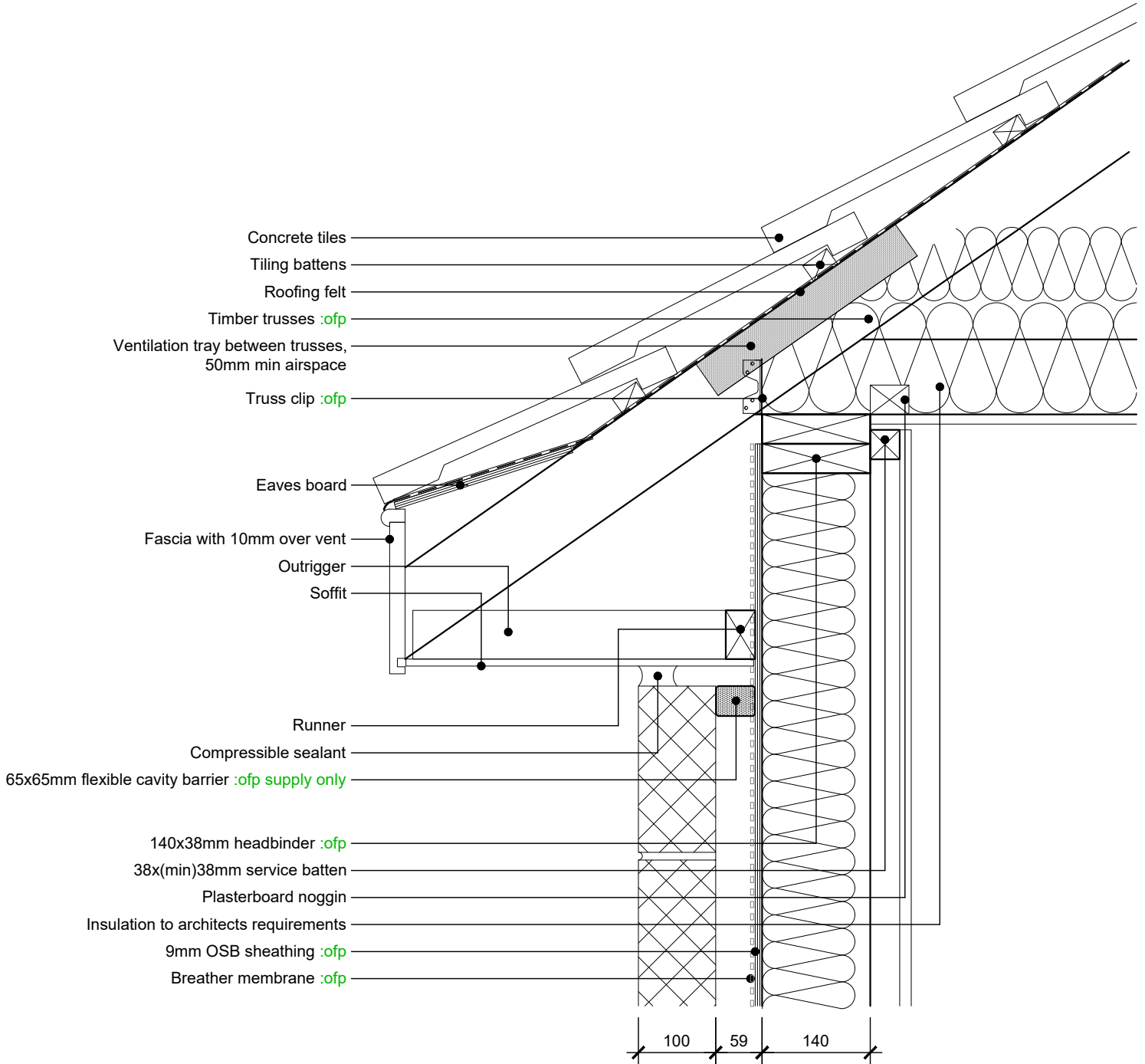


Section C: Top floor ceiling connections

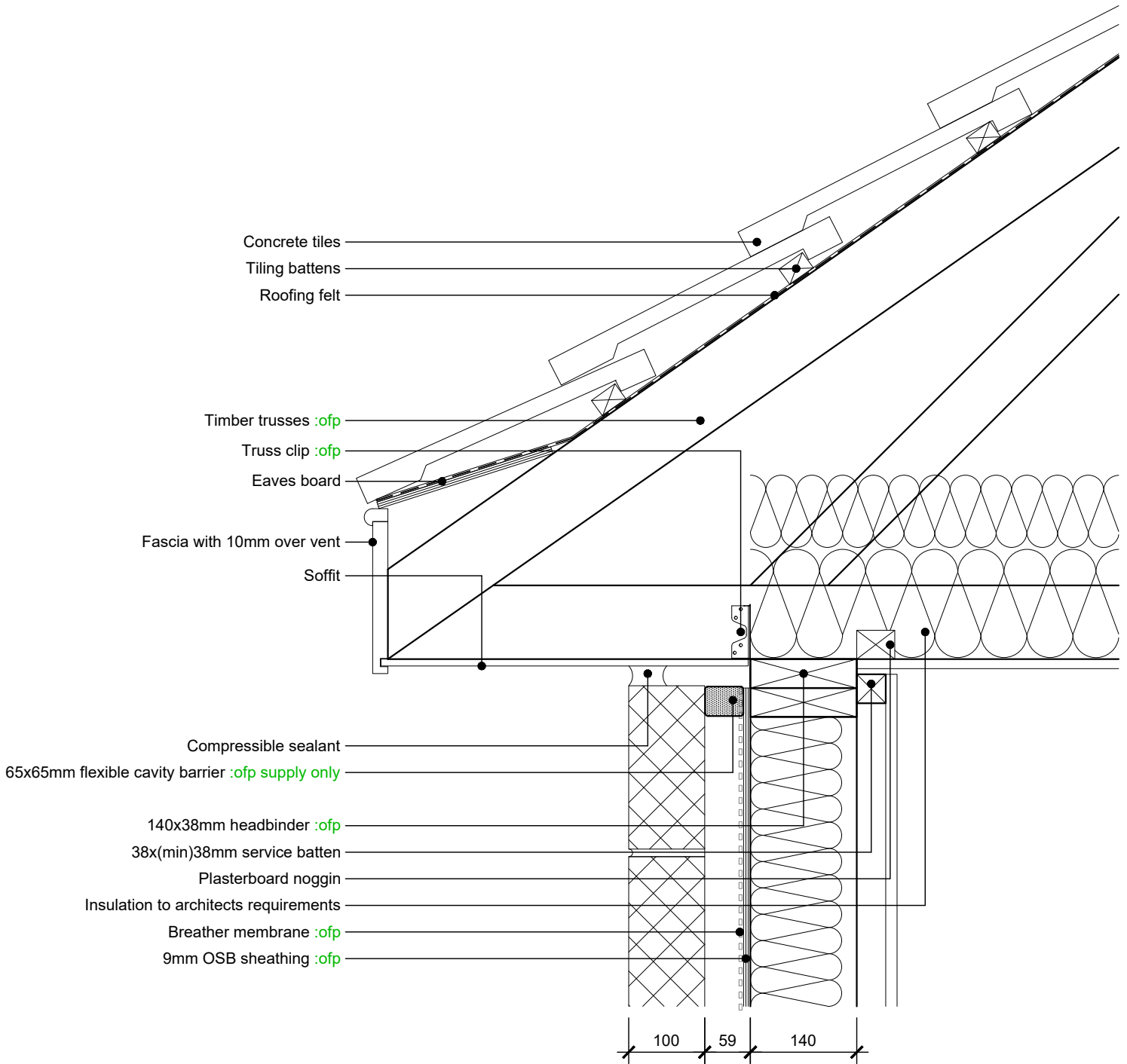
Top floor ceiling connections

- C-01 Eaves - Standard pitched truss
- C-02 Eaves - Standard pitched cantilever truss
- C-03 Eaves - Raised tie truss - Seat cut
- C-03a Eaves - Raised tie truss - Birdsmouth
- C-04 Top floor ceiling - Gable spandrel
- C-05 Top floor ceiling - Load bearing wall - Trusses over
- C-06 Top floor ceiling - Party wall - Trusses over
- C-07 Top floor ceiling - Party wall (stepped) - Trusses over
- C-08 Top floor ceiling - Non-load bearing wall - Trusses parallel
- C-09 Top floor ceiling - Non-load bearing wall - Trusses perpendicular

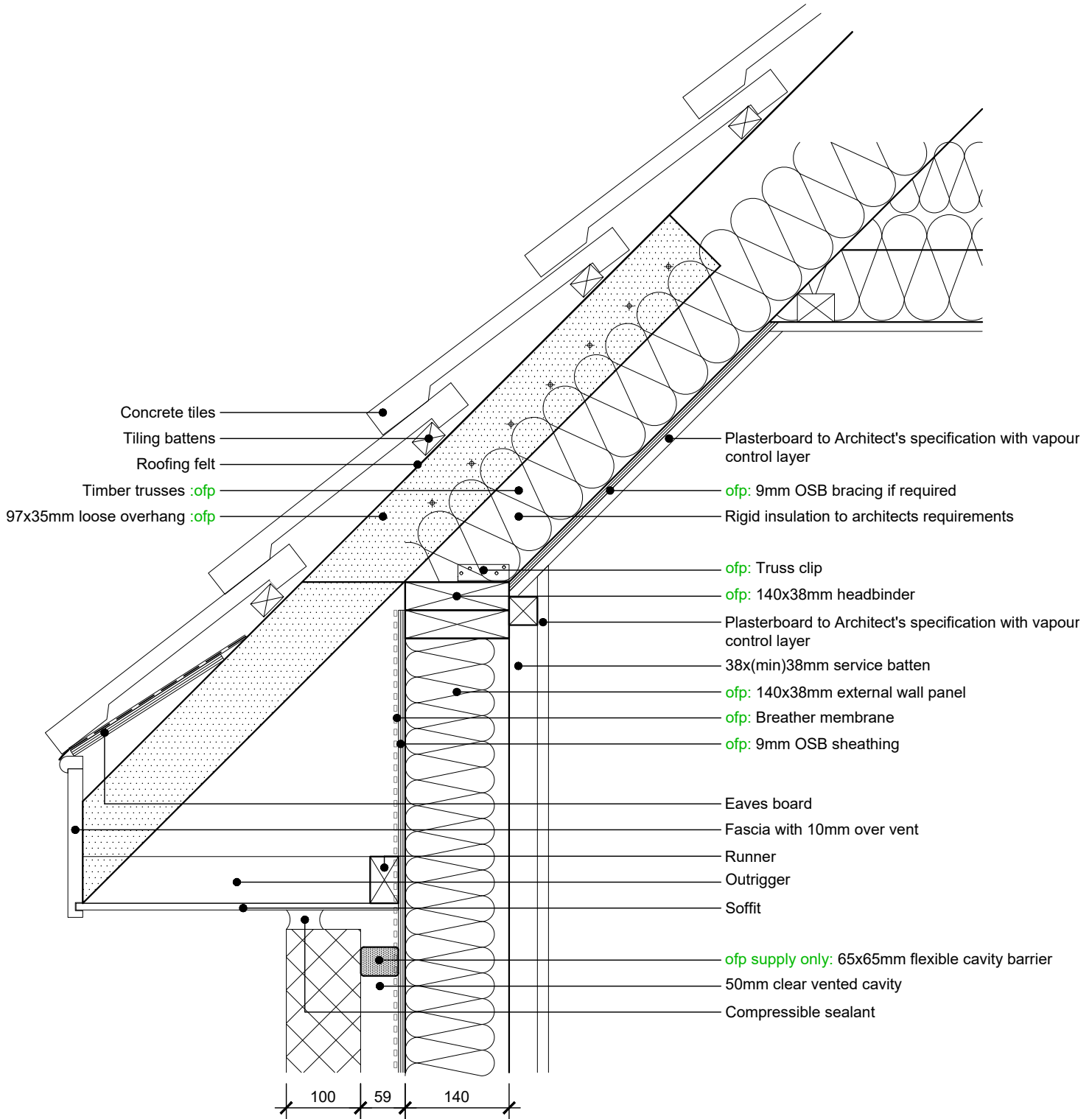
C-01: Eaves - Standard pitched truss



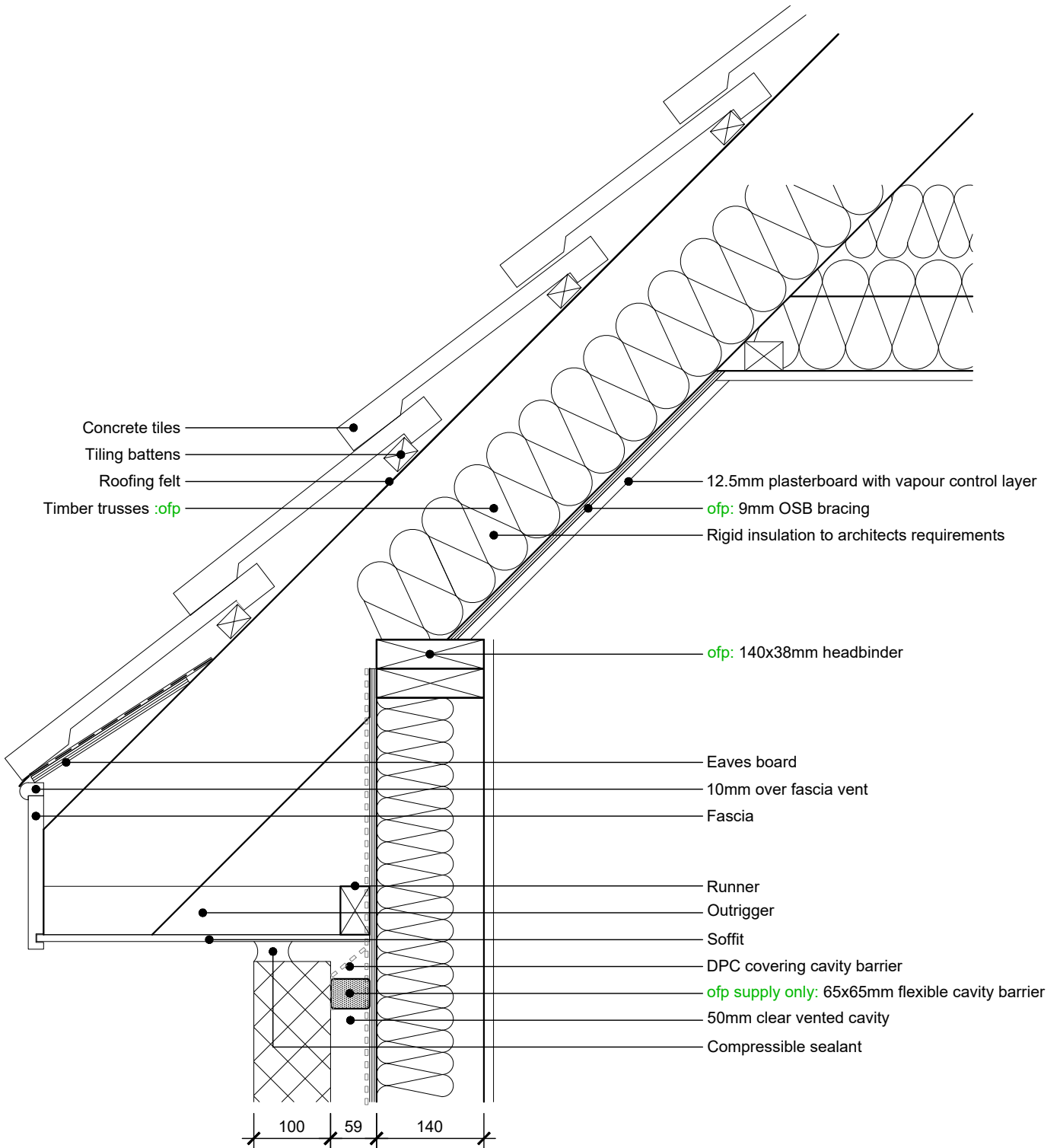
C-02: Eaves - Standard pitched cantilever truss



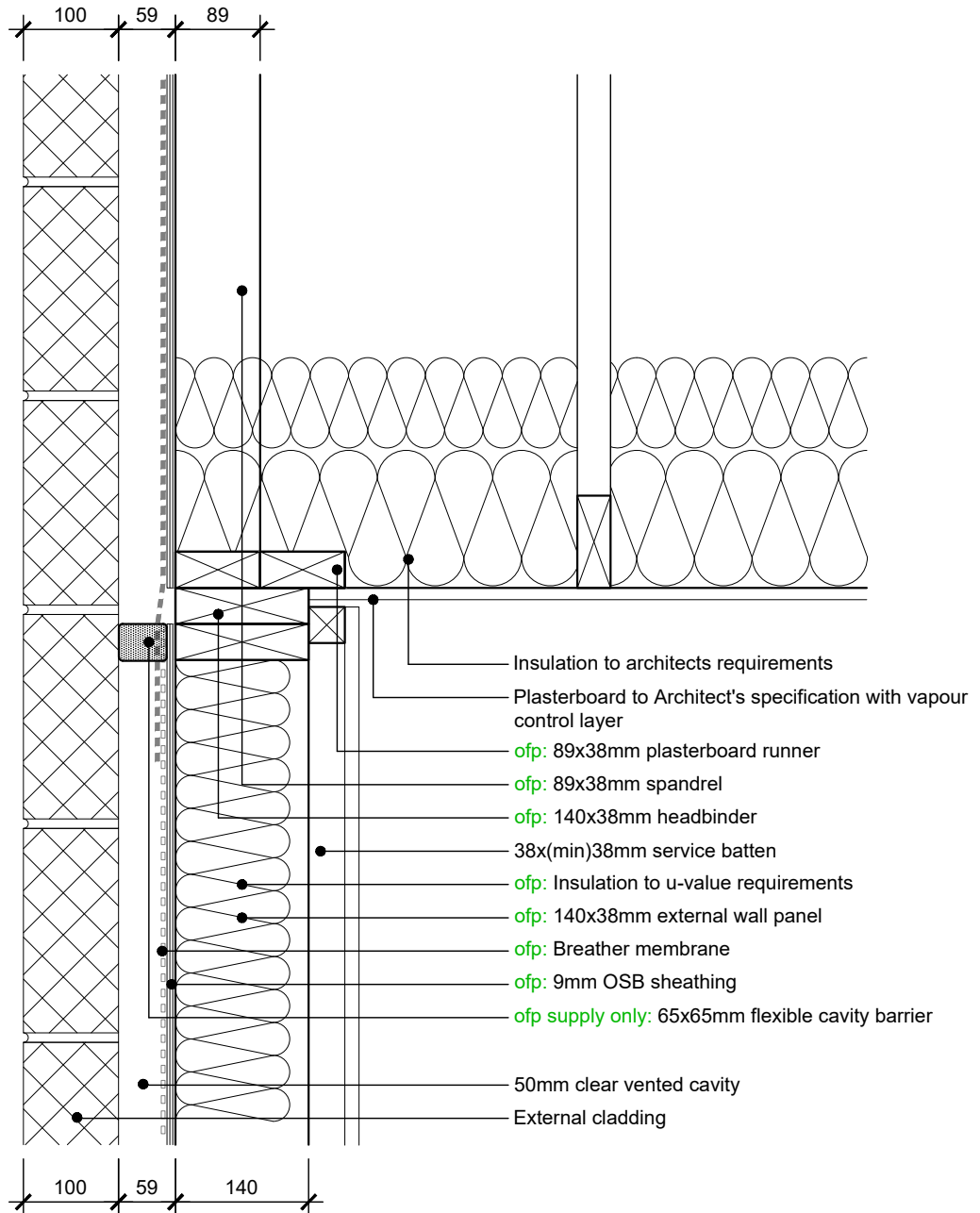
C-03: Eaves - Raised tie truss - Seat cut



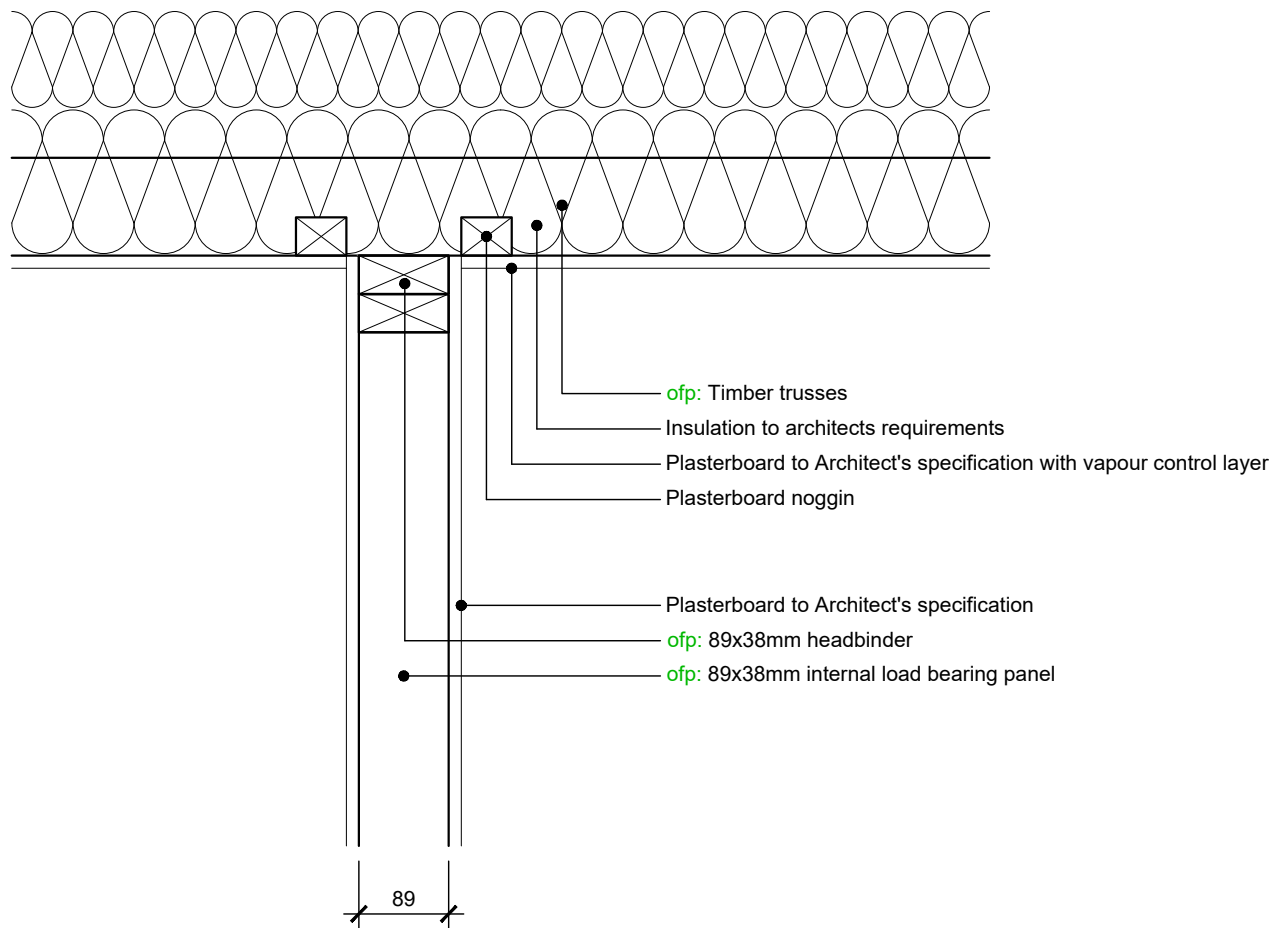
C-03a: Eaves - Raised tie truss - Birdsmouth



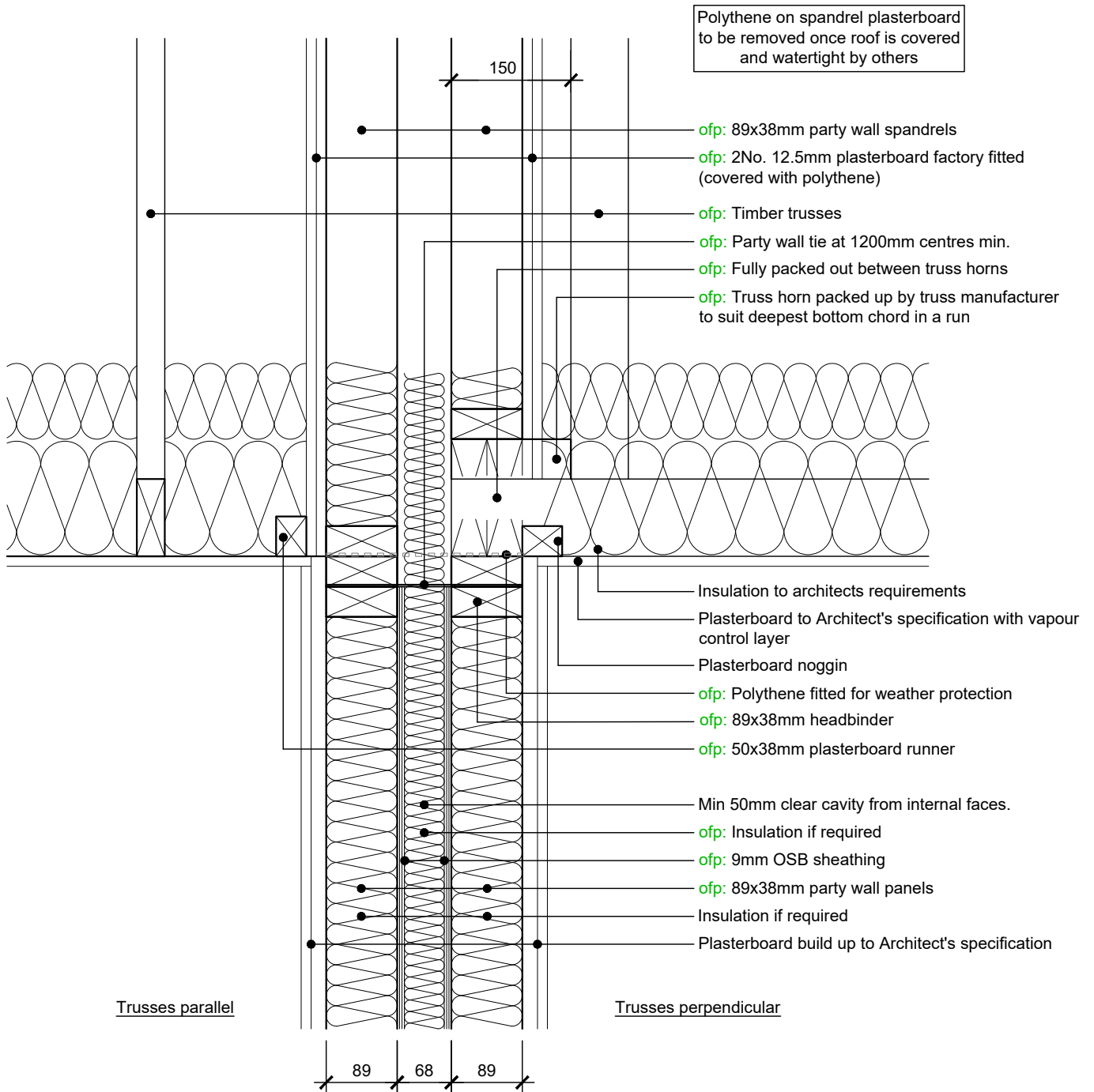
C-04: Top floor ceiling - Gable spandrel



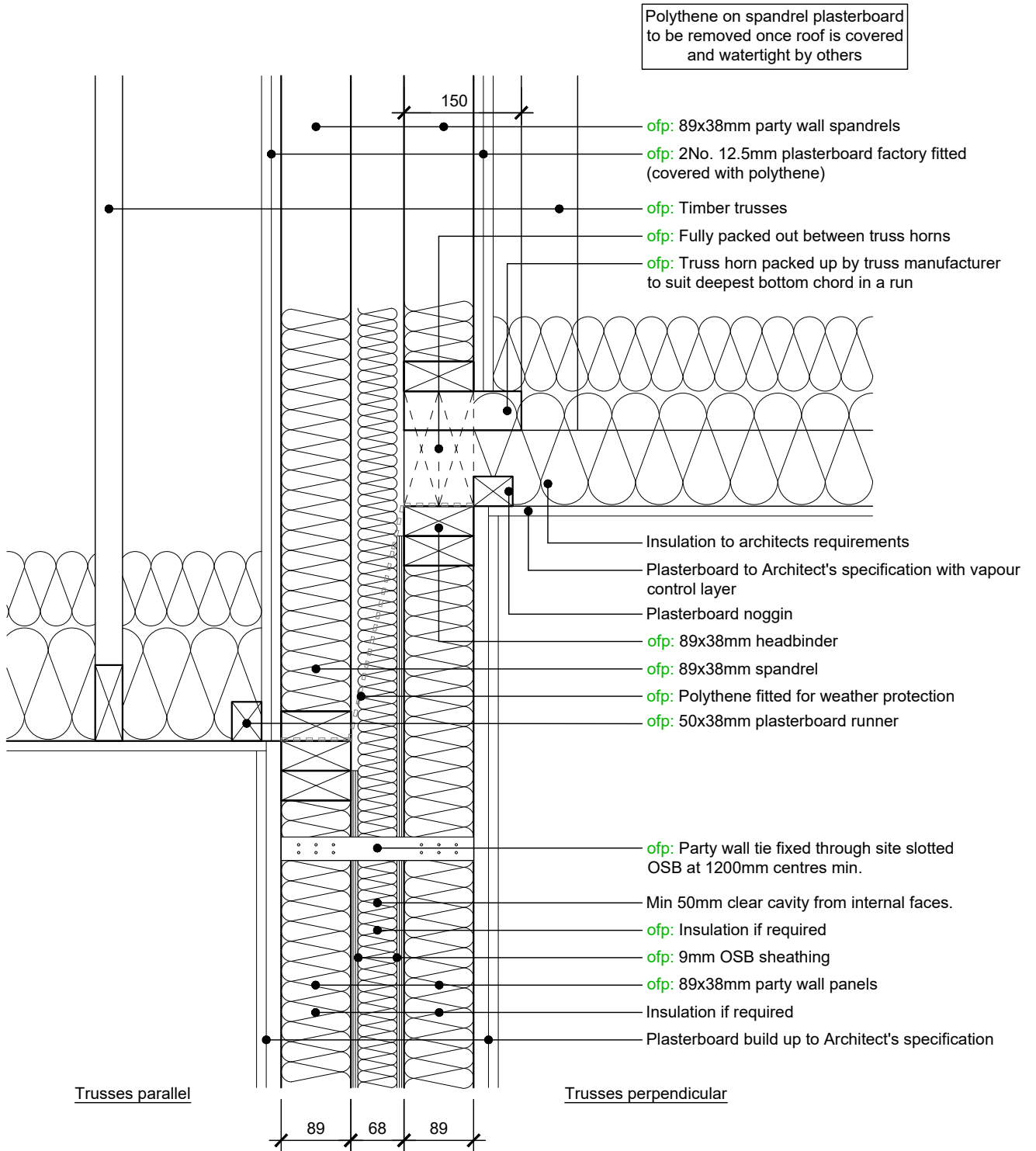
C-05: Top floor ceiling - Load bearing wall - Trusses over



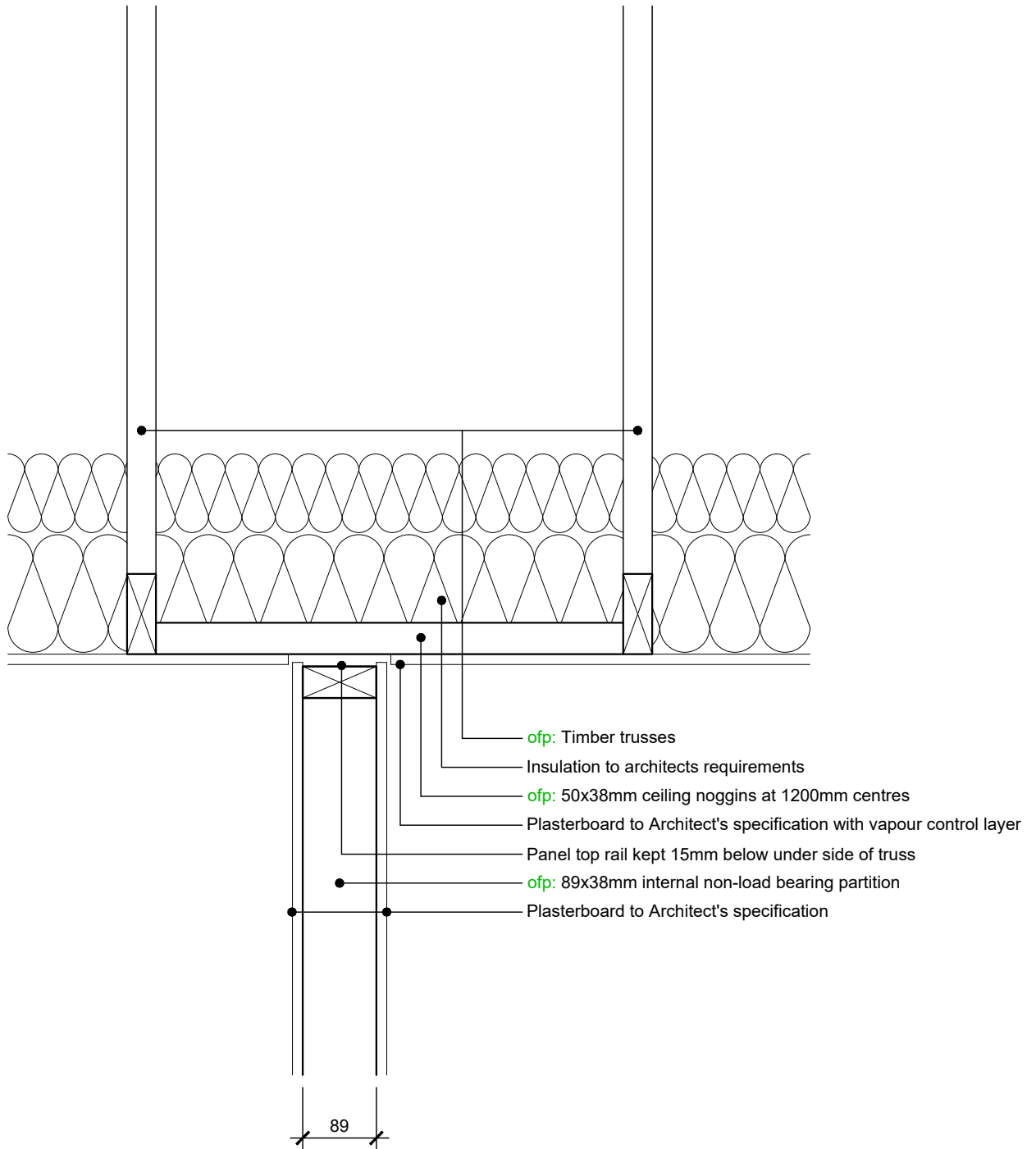
C-06: Top floor ceiling - Party wall - Trusses over



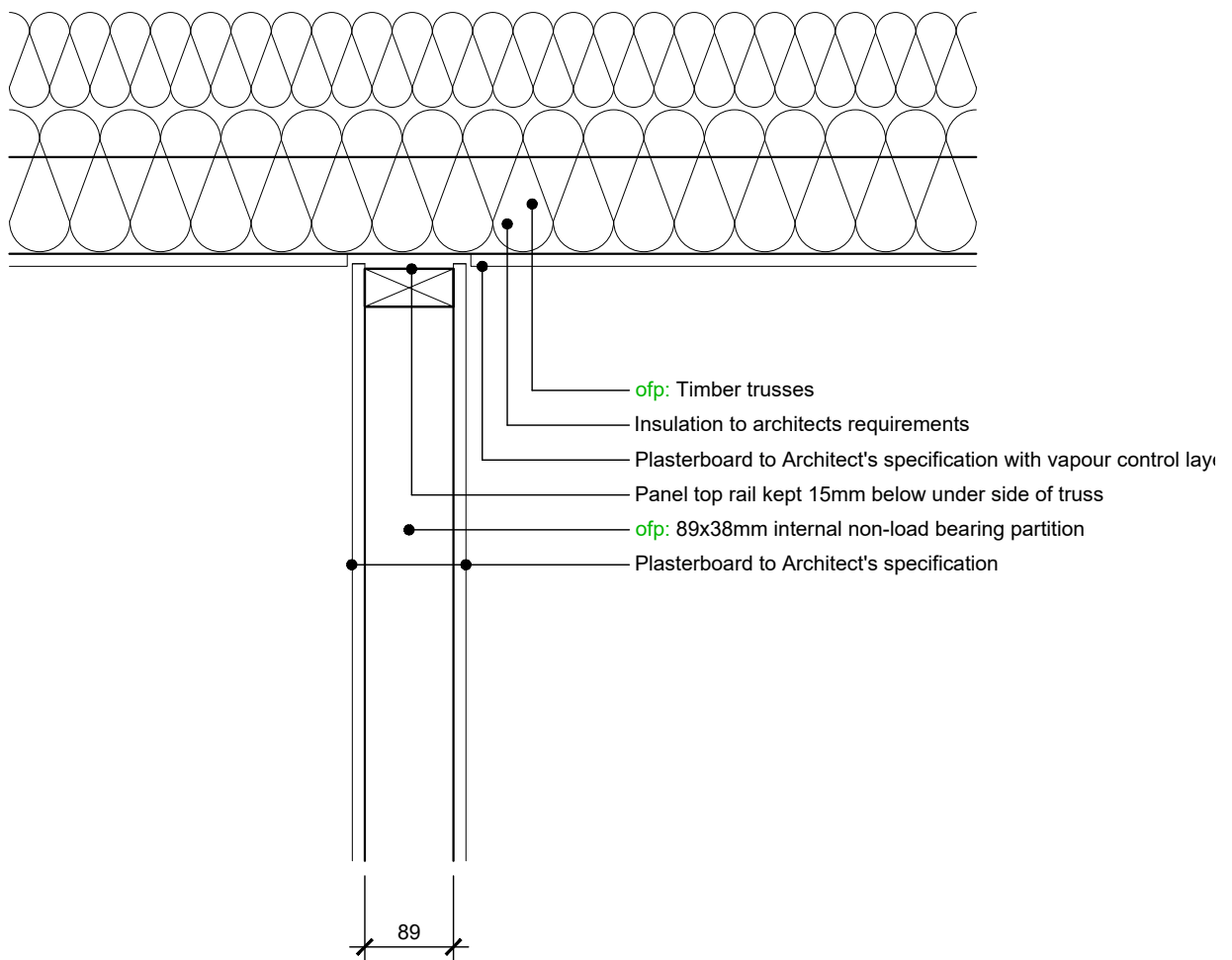
C-07: Top floor ceiling - Party wall (stepped) - Trusses over



C-08: Top floor ceiling - Non-load bearing wall - Trusses parallel



C-09: Top floor ceiling - Non-load bearing wall - Trusses perpendicular



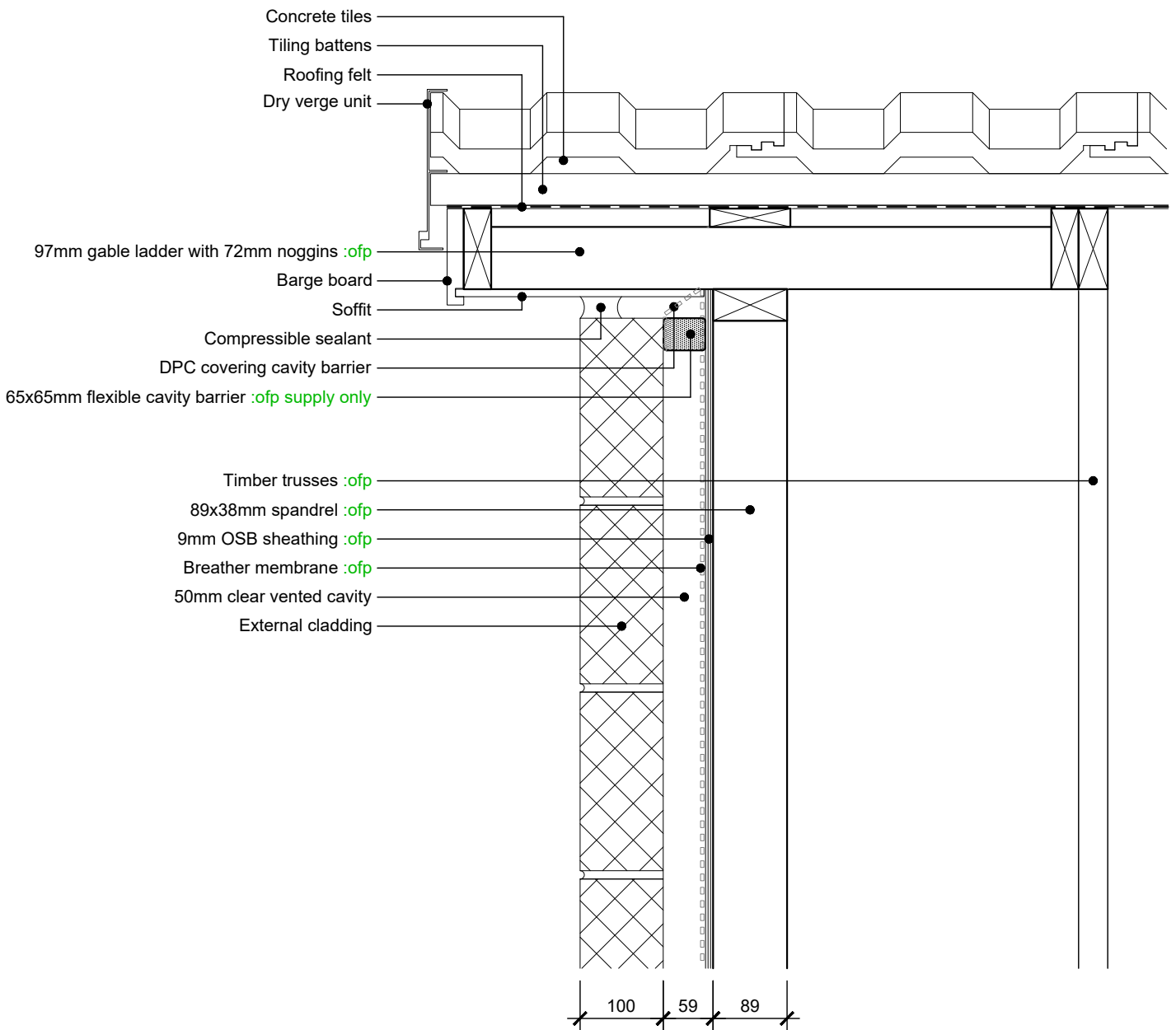


Section D: Roof top connections

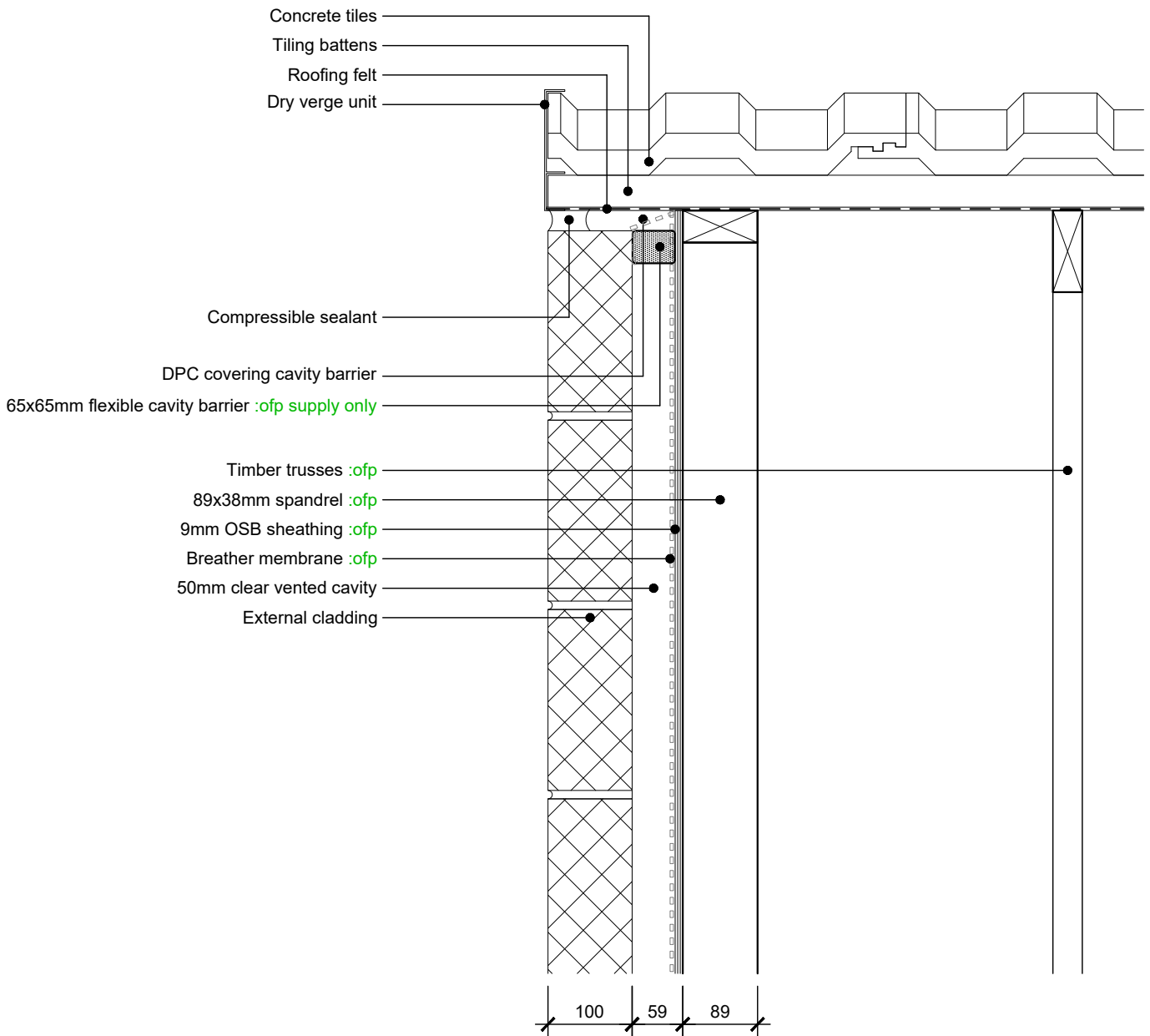
Roof top connections

- D-01 External wall - Verge overhang
- D-02 External wall - Clipped verge
- D-03 Roof top - Party wall - Trusses parallel
- D-04 Roof top - Party wall - Trusses perpendicular
- D-05 Roof top - Party wall - Ridge
- D-06 Roof top - Exposed party wall (stepped)
- D-07 External wall - Boxed Eaves

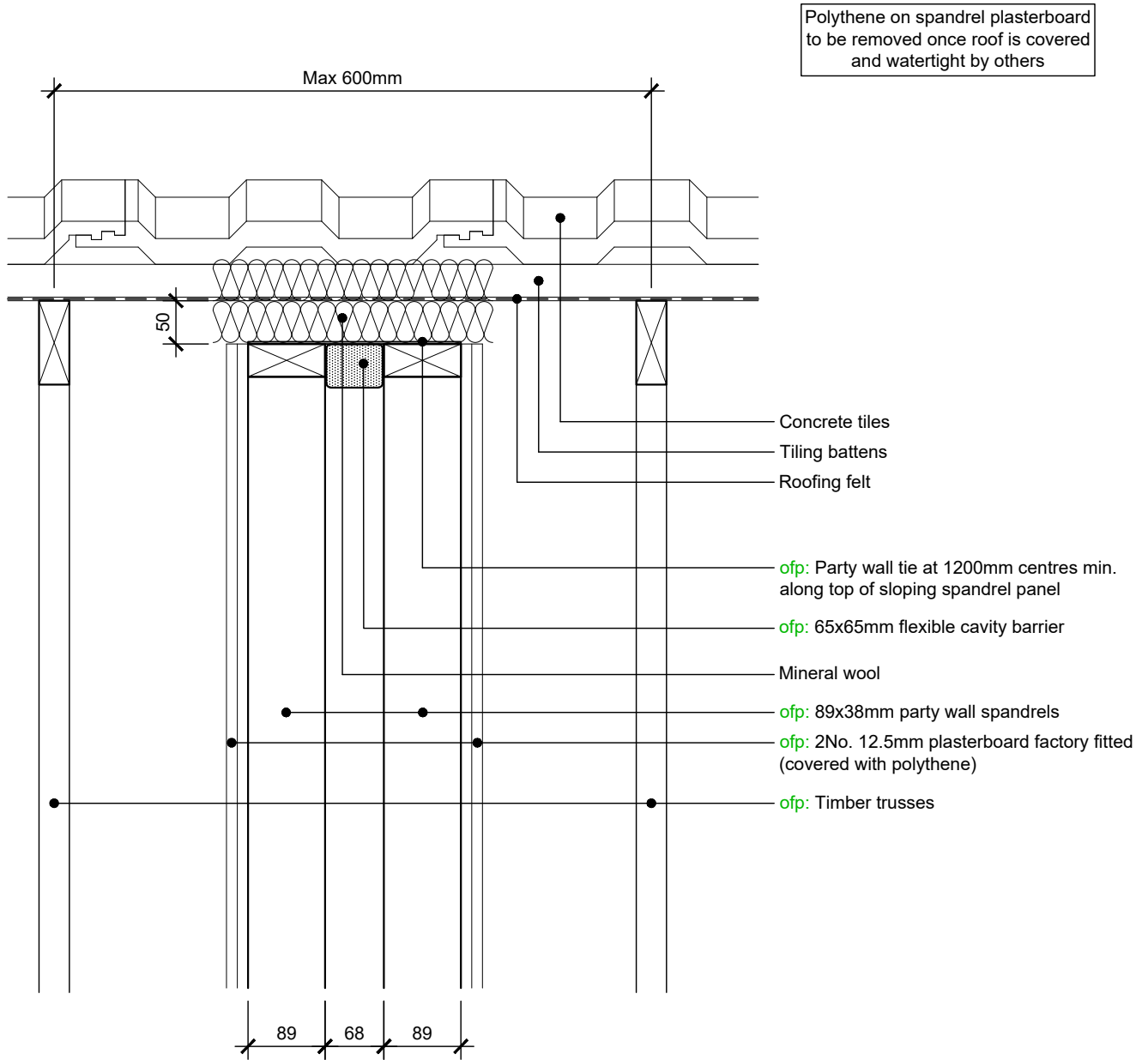
D-01: External wall - Verge overhang



D-02: External wall - Clipped verge

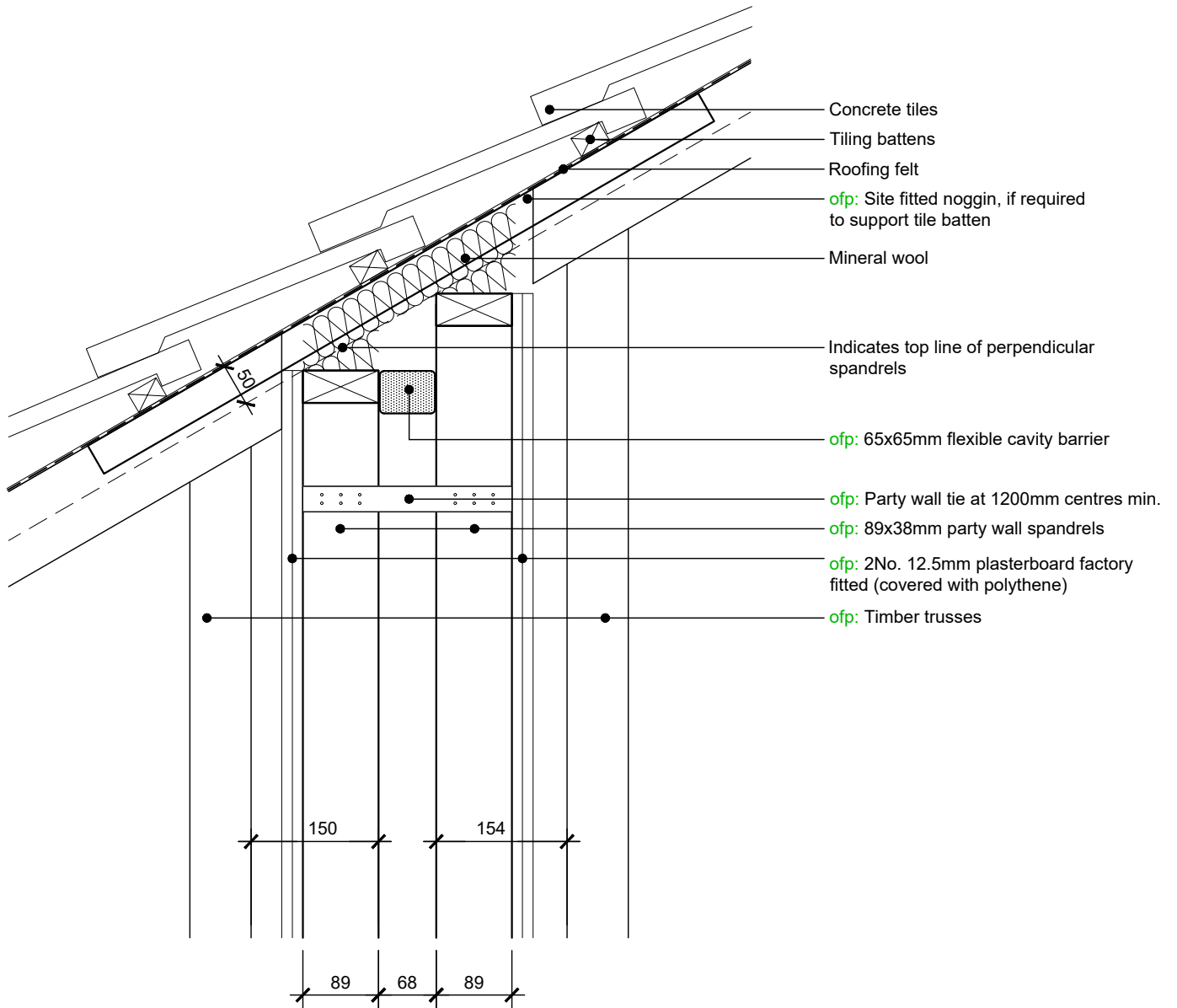


D-03: Roof top - Party wall - Trusses parallel



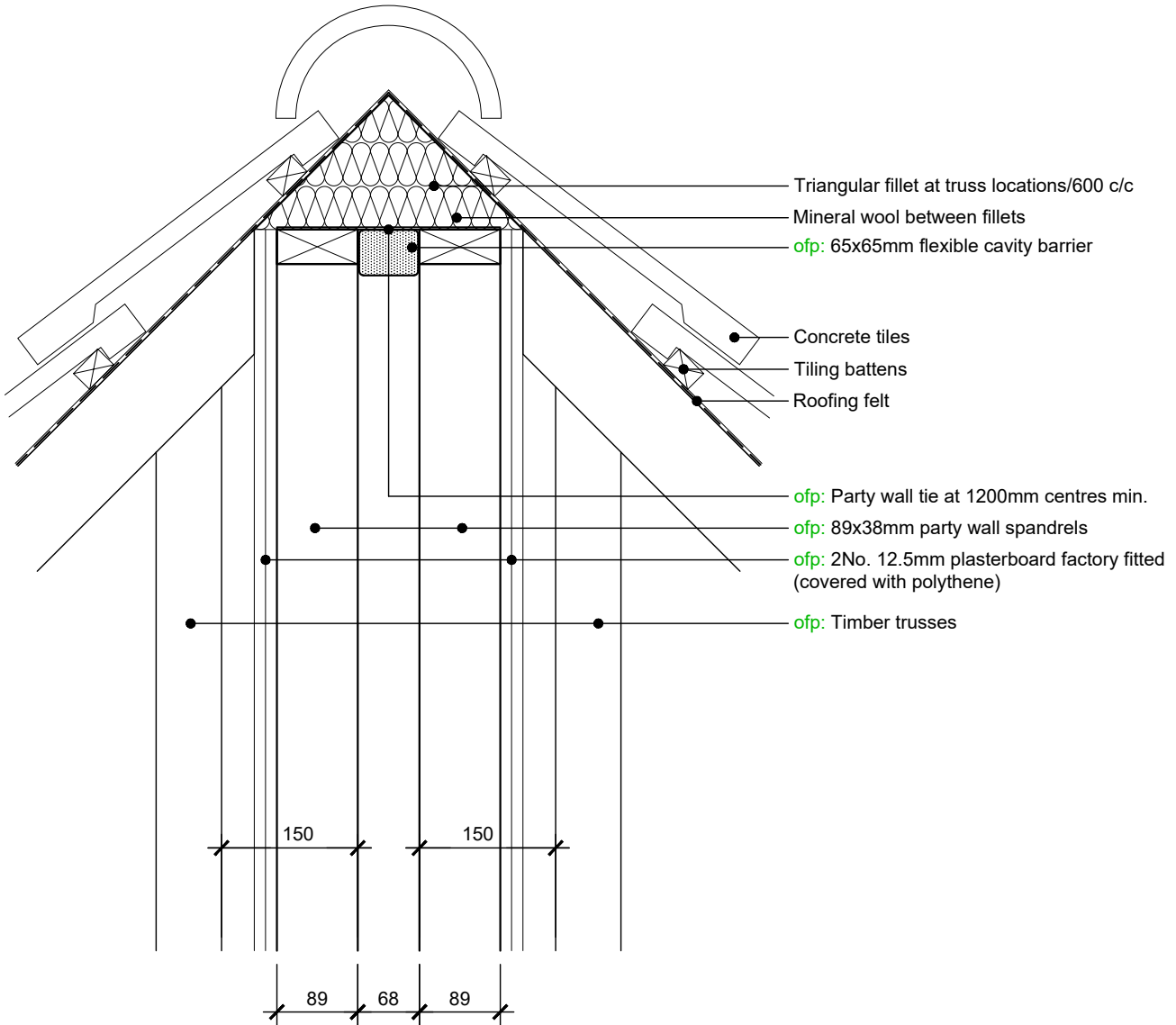
D-04: Roof top - Party wall - Trusses perpendicular

Polythene on spandrel plasterboard to be removed once roof is covered and watertight by others

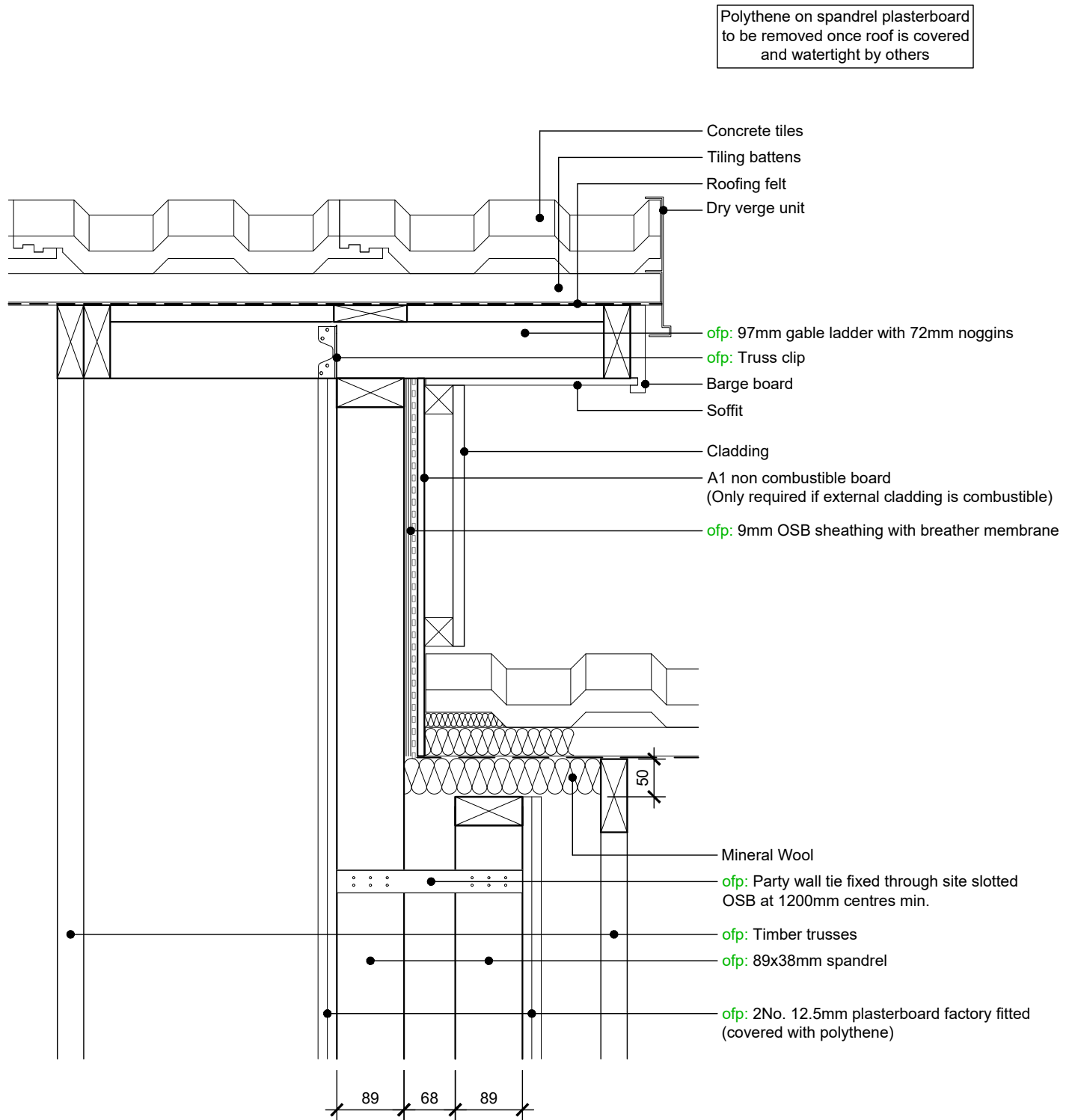


D-05: Roof top - Party wall - Ridge

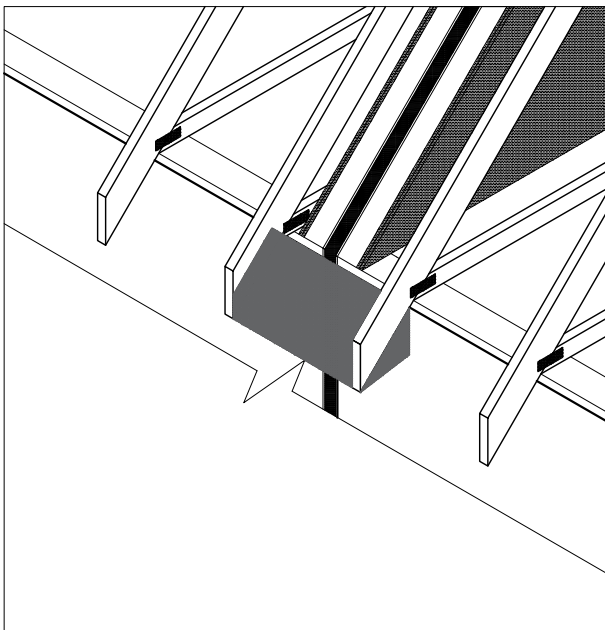
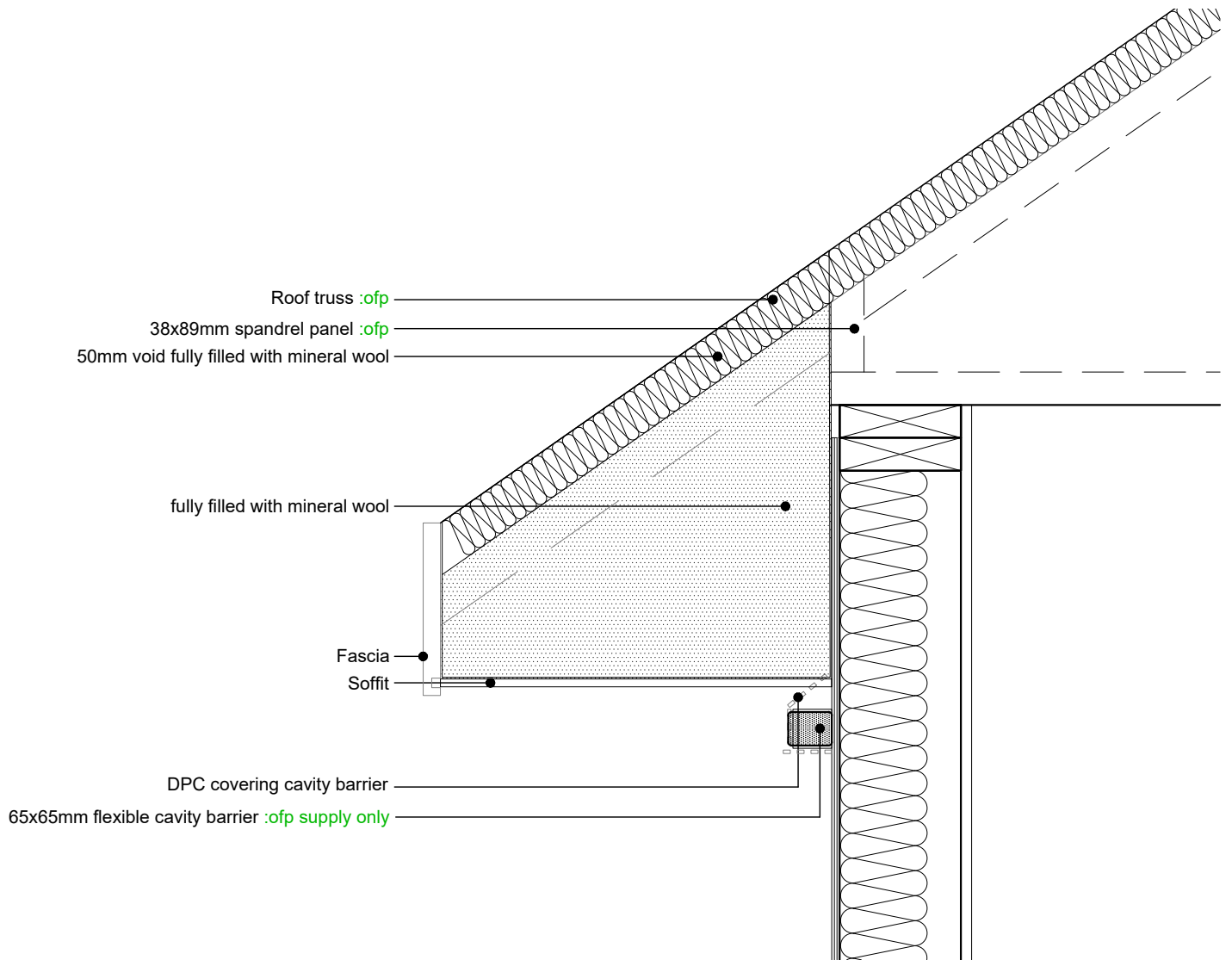
Polythene on spandrel plasterboard to be removed once roof is covered and watertight by others



D-06: Roof top - Exposed party wall (stepped)



D-07: Roof top - Boxed eaves



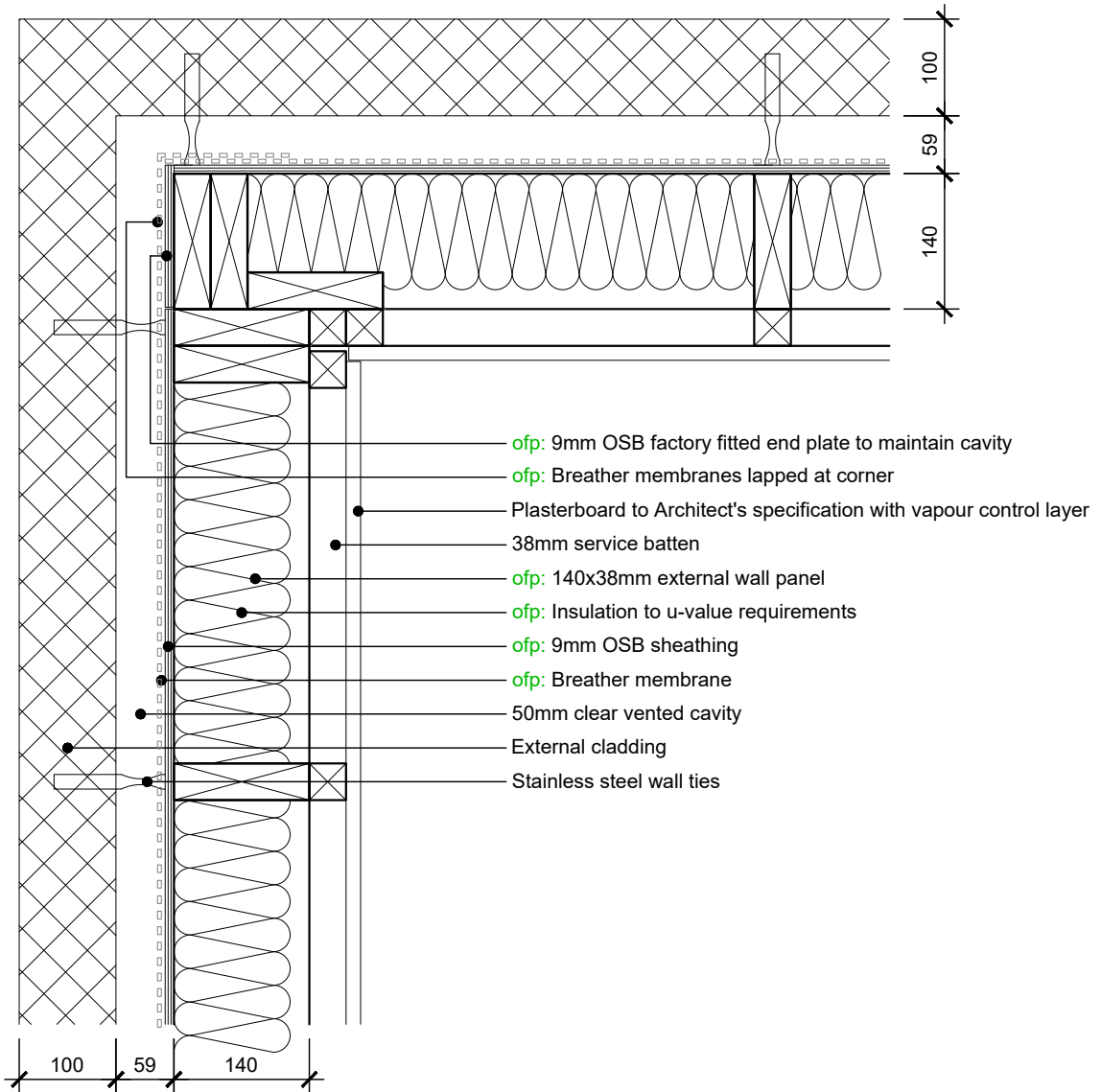


Section E: Wall interactions and junctions

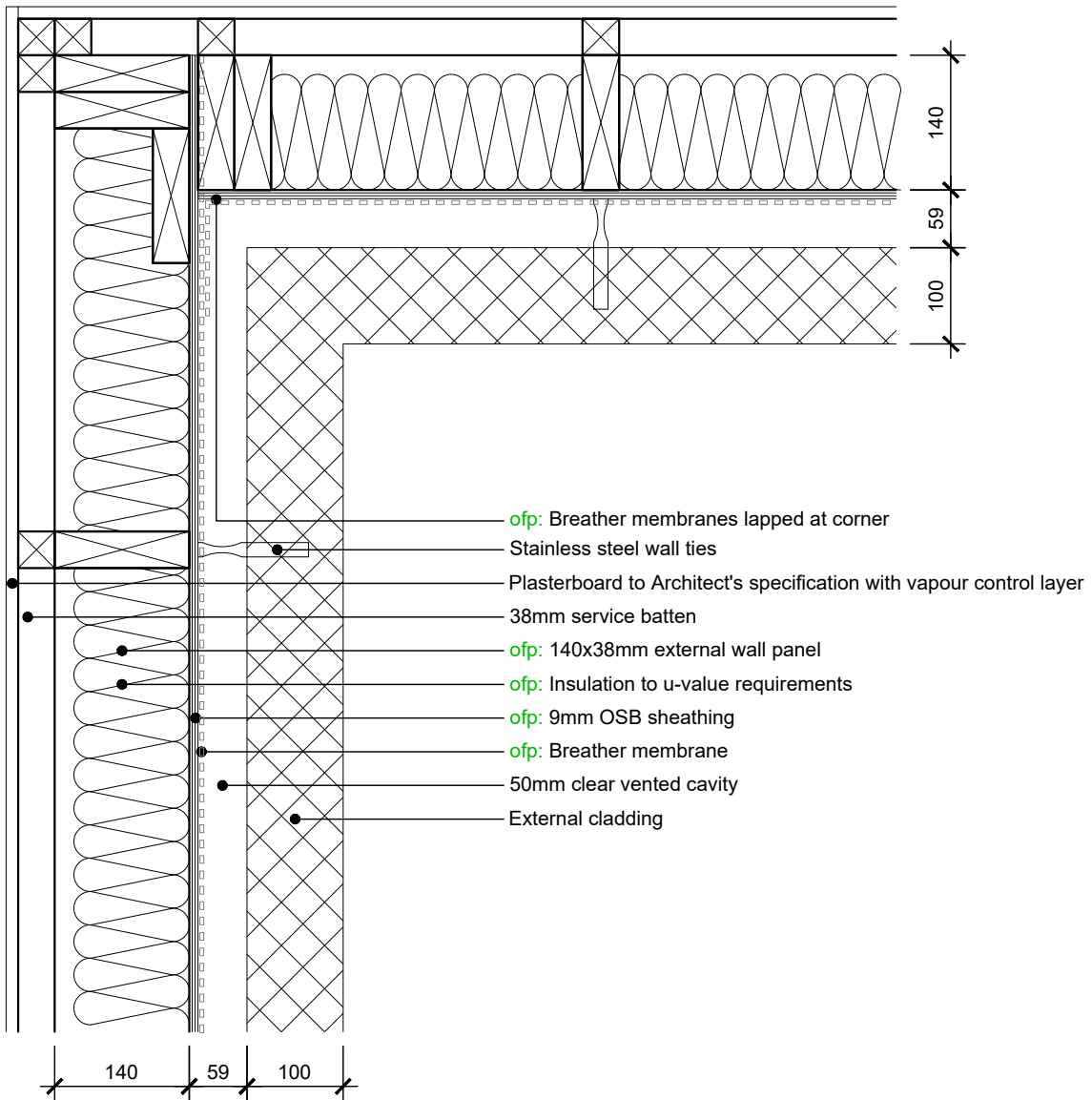
Wall interactions and junctions

E-01	External wall - External corner
E-02	External wall - Internal corner
E-03	External wall - Party wall connection
E-03a	External wall - Party wall connection - Option 2
E-04	External wall - Party wall at internal corner
E-05	External wall - Internal load bearing wall - T-Junction
E-06	External wall - Internal load bearing wall at internal corner
E-07	External wall - Internal non-load bearing wall - T-Junction
E-08	External wall - Internal non-load bearing wall at external corner
E-09	External wall - Expansion joint
E-10	Party wall - X junction
E-11	Party wall - T junction
E-12	Party wall - Corner
E-13	Party wall - Internal load bearing wall - T-junction
E-14	Party wall - Internal non-load bearing wall - T-junction
E-15	Internal load bearing wall - Corner
E-16	Internal load bearing wall - T-junction
E-17	Internal load bearing wall - Internal non-load bearing wall at corner
E-18	Internal load bearing wall - Internal non-load bearing wall - T-junction
E-19	Internal non-load bearing wall - Corner
E-20	Internal non-load bearing wall - T-junction

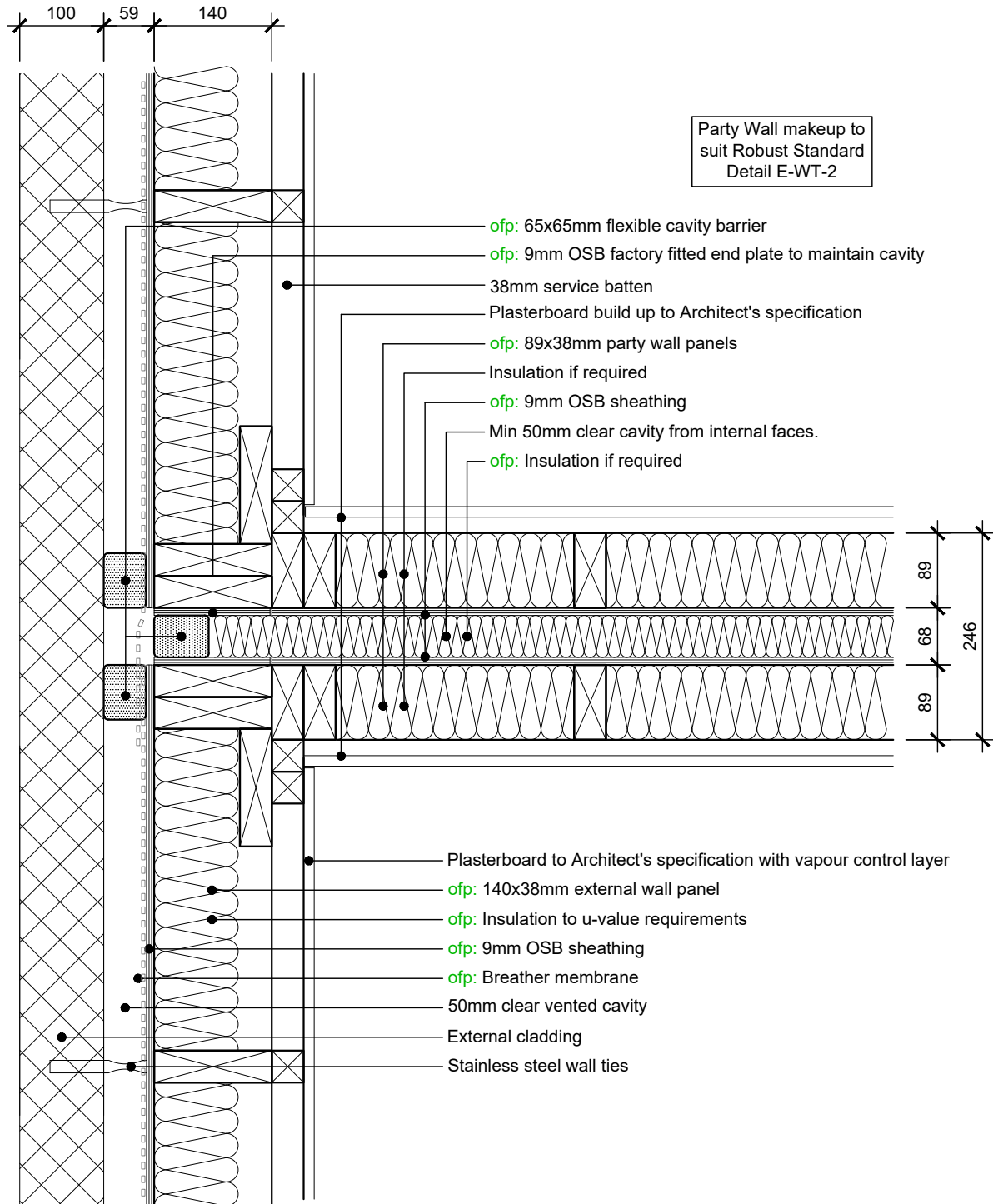
E-01: External wall - External corner



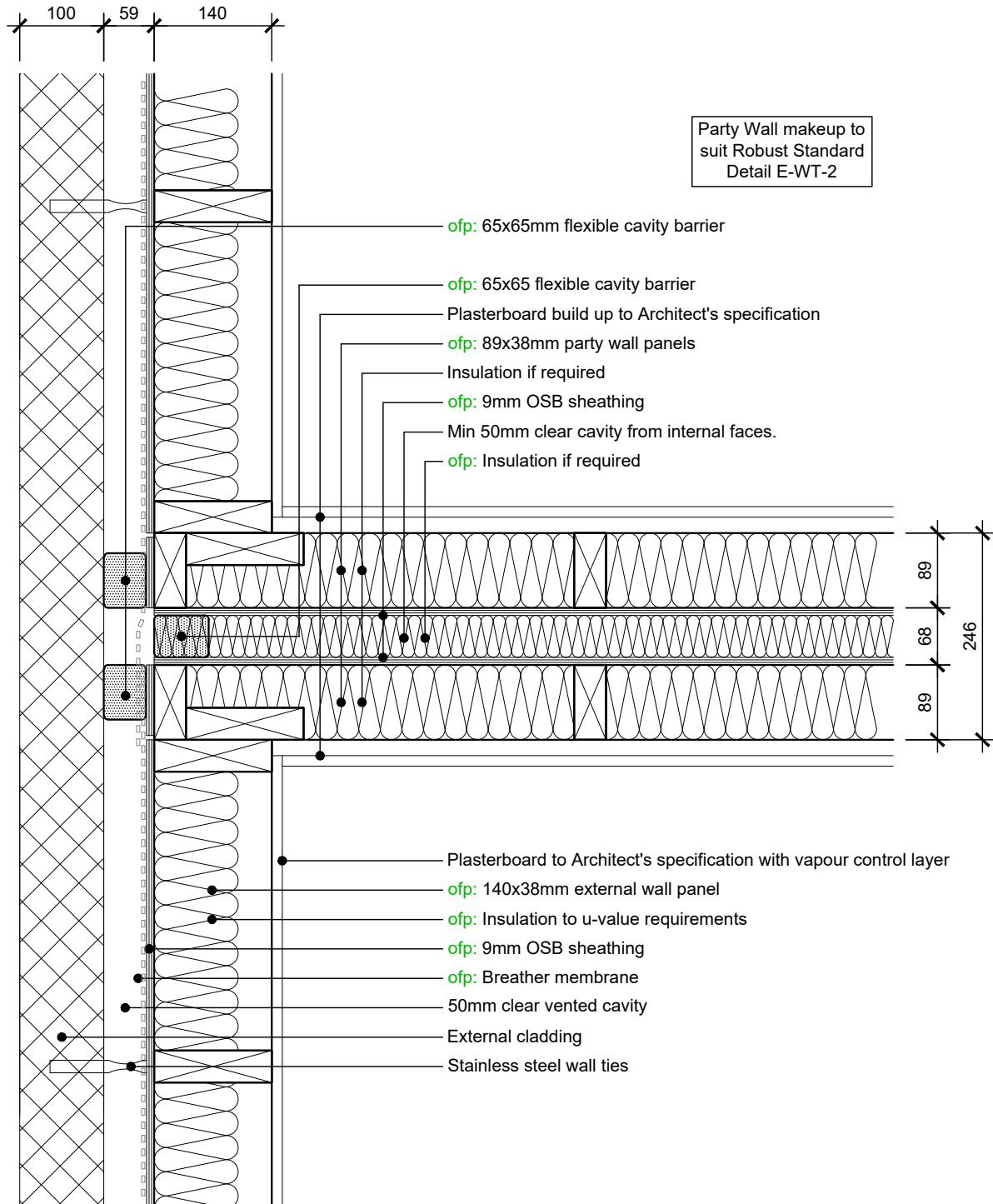
E-02: External wall - Internal corner



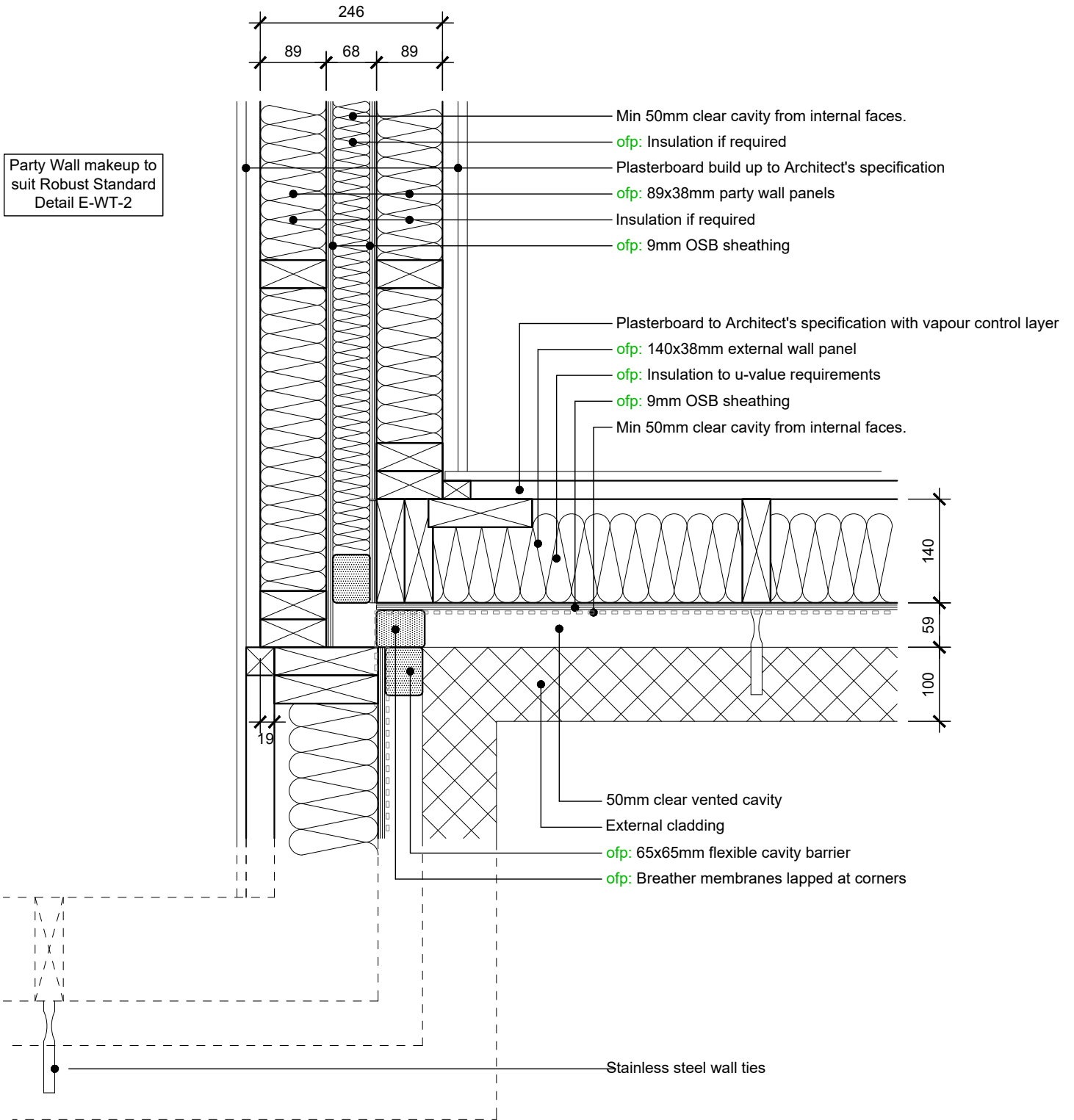
E-03: External wall - Party wall connection



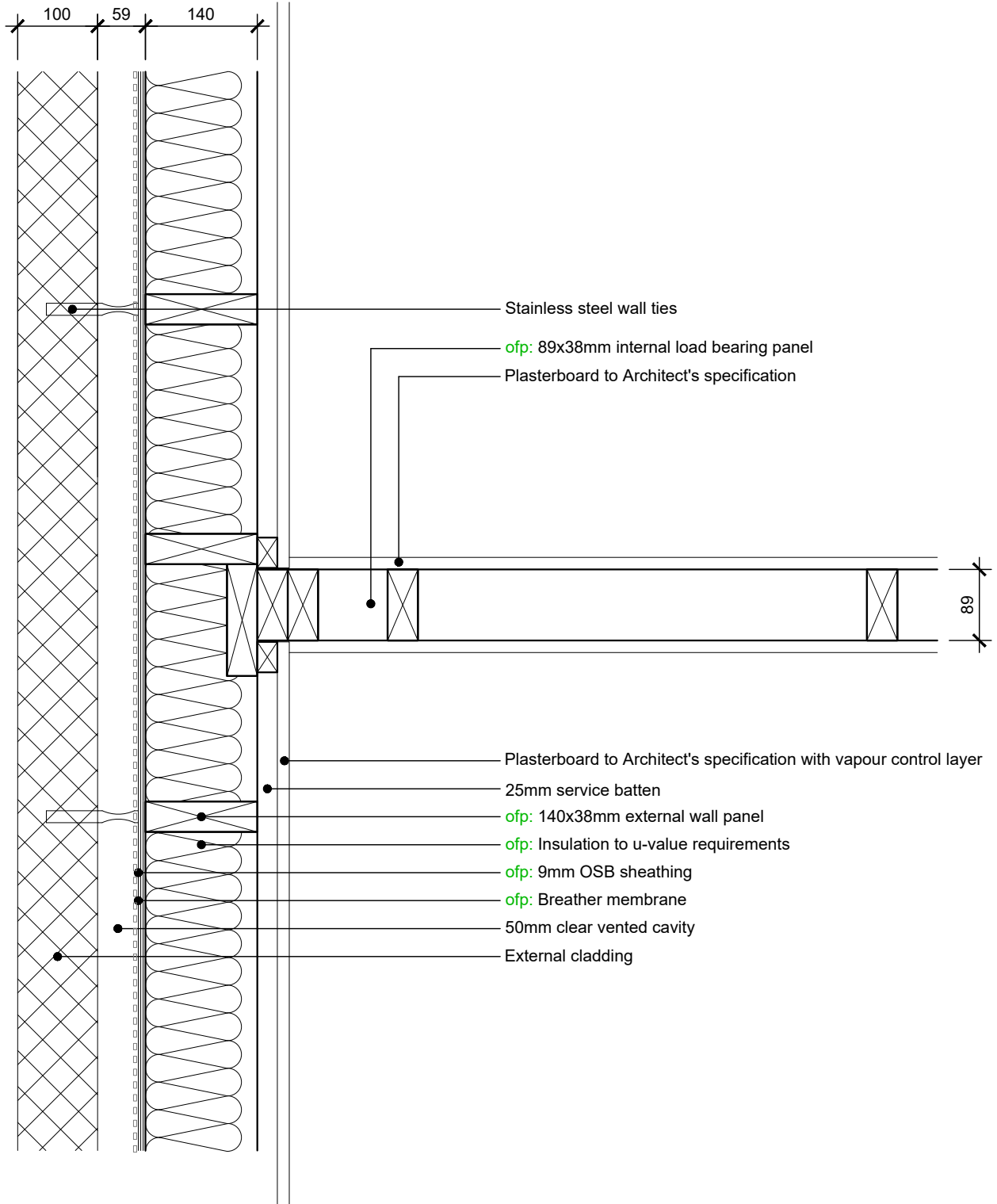
E-03a: External wall - Party wall connection - Option 2



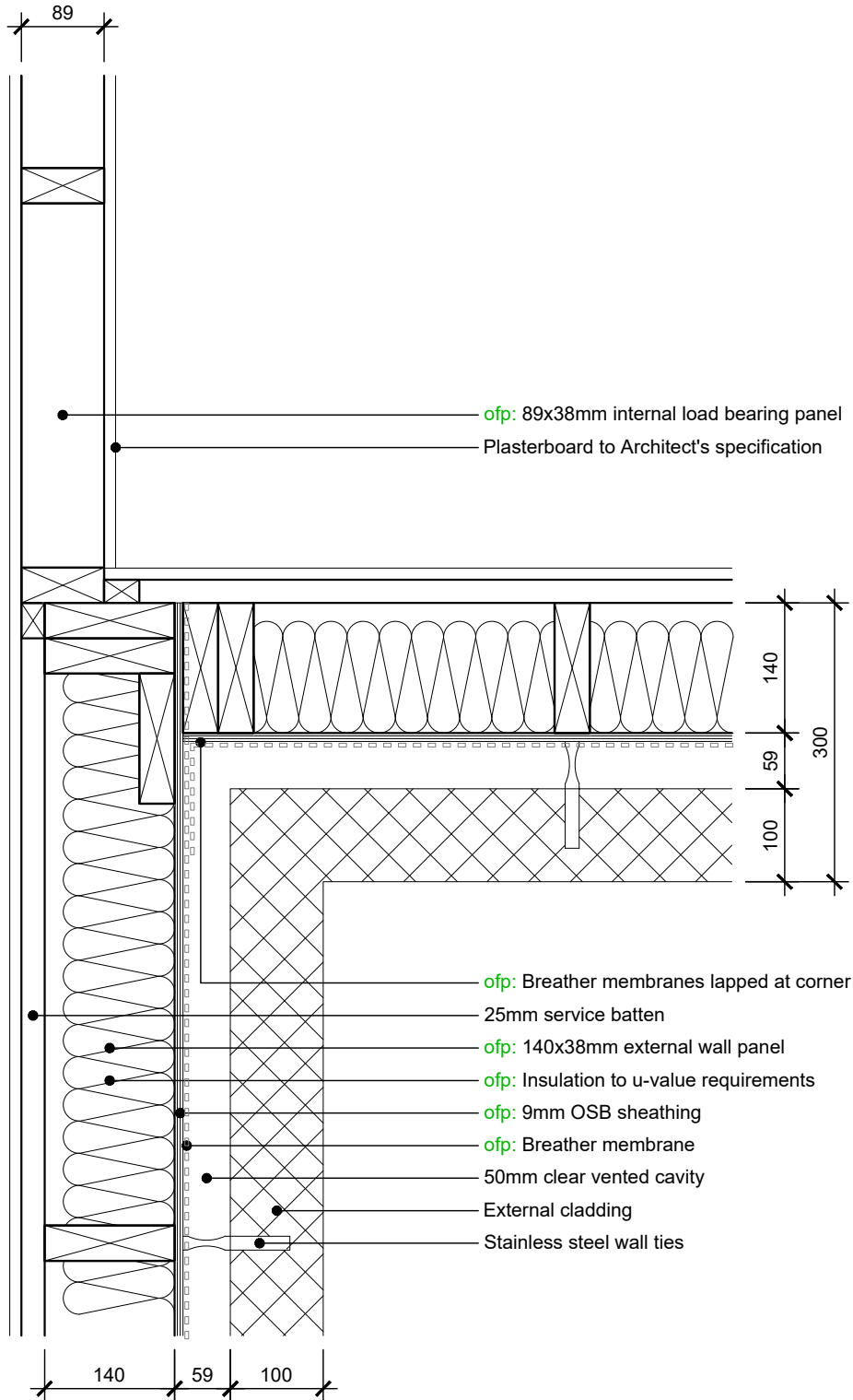
E-04: External wall - Party wall at internal corner



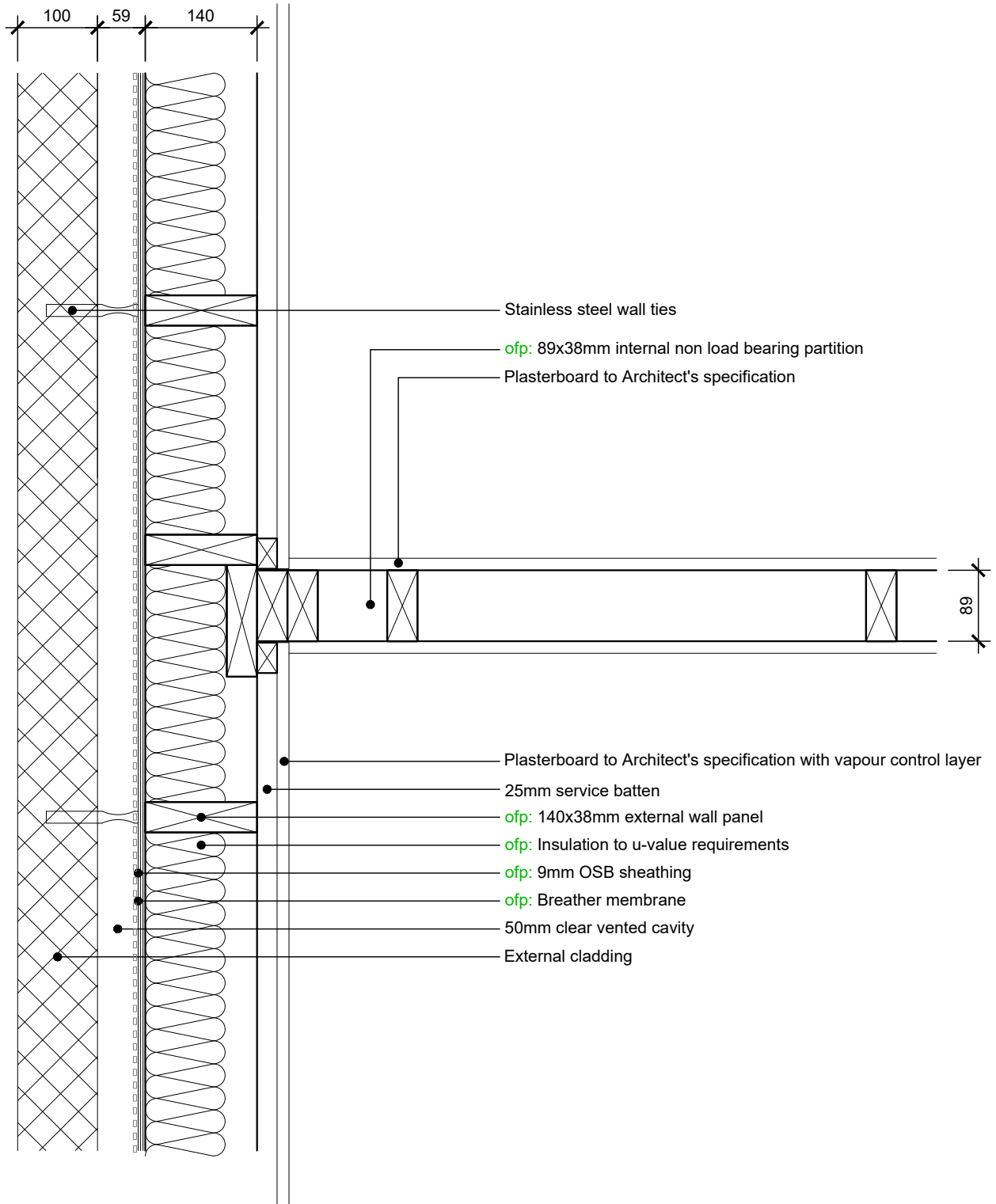
E-05: External wall - Internal load bearing wall T-junction



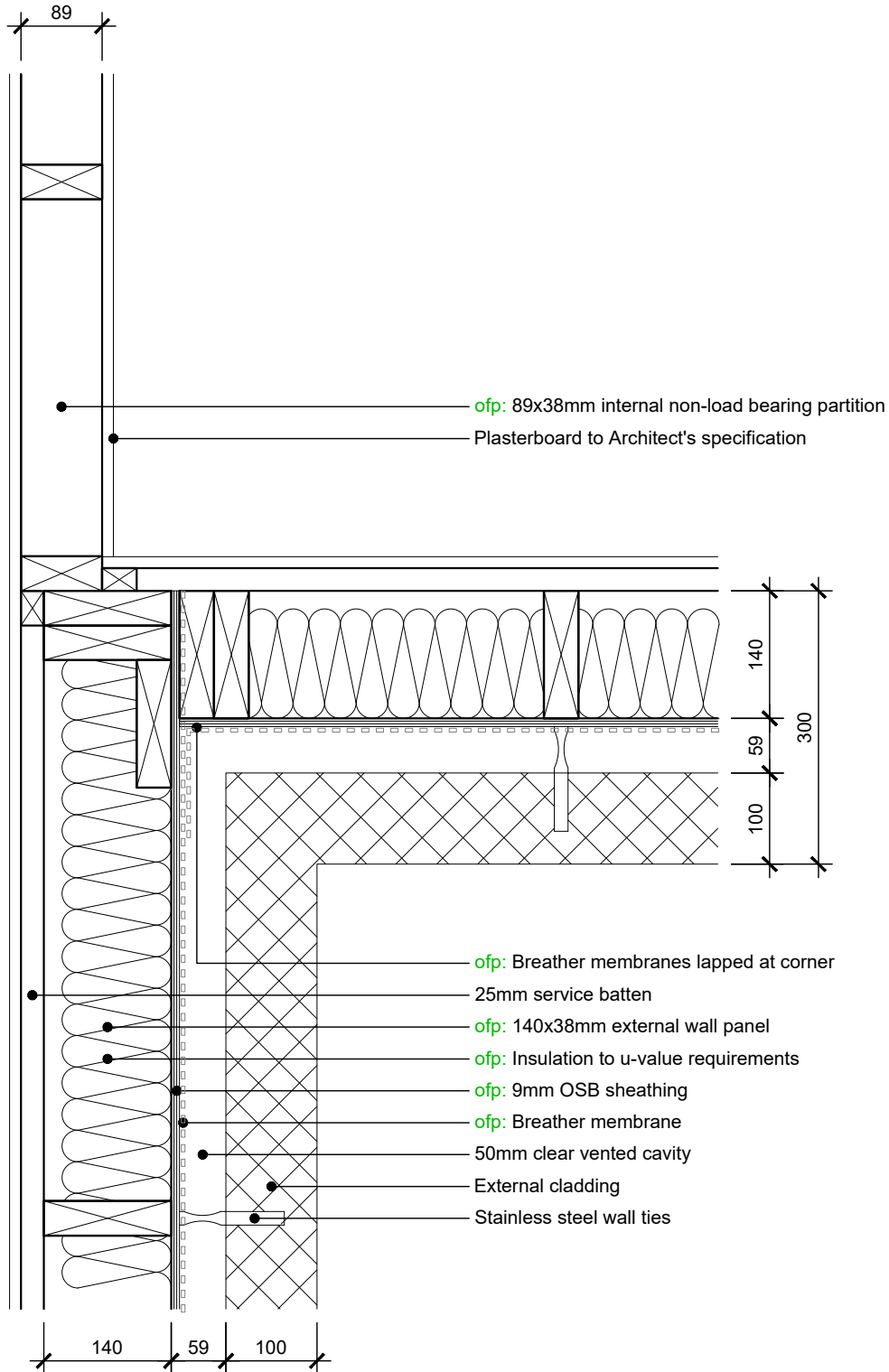
E-06: External wall - Internal load bearing wall at internal corner



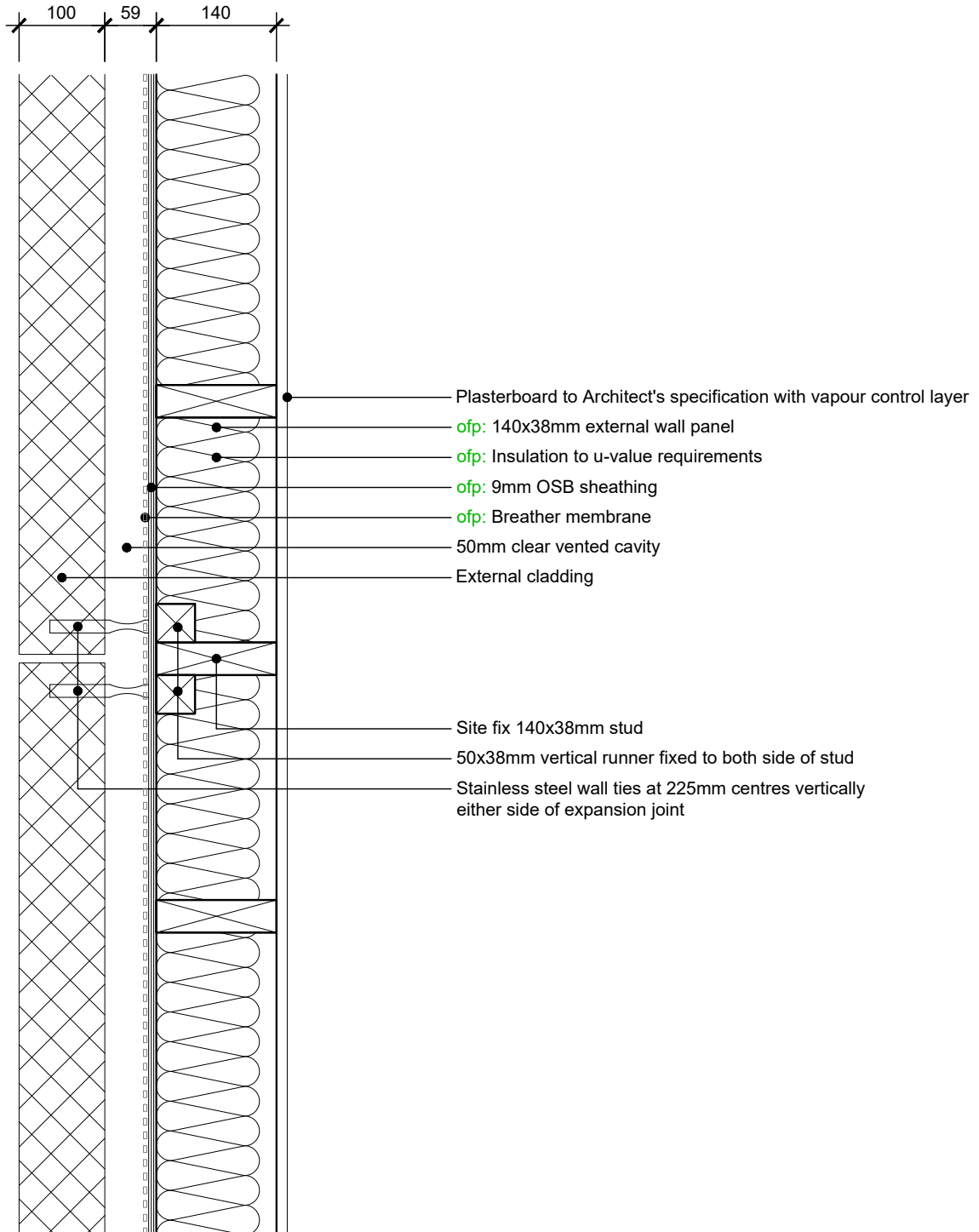
E-07: External wall - Internal non-load bearing wall T-junction



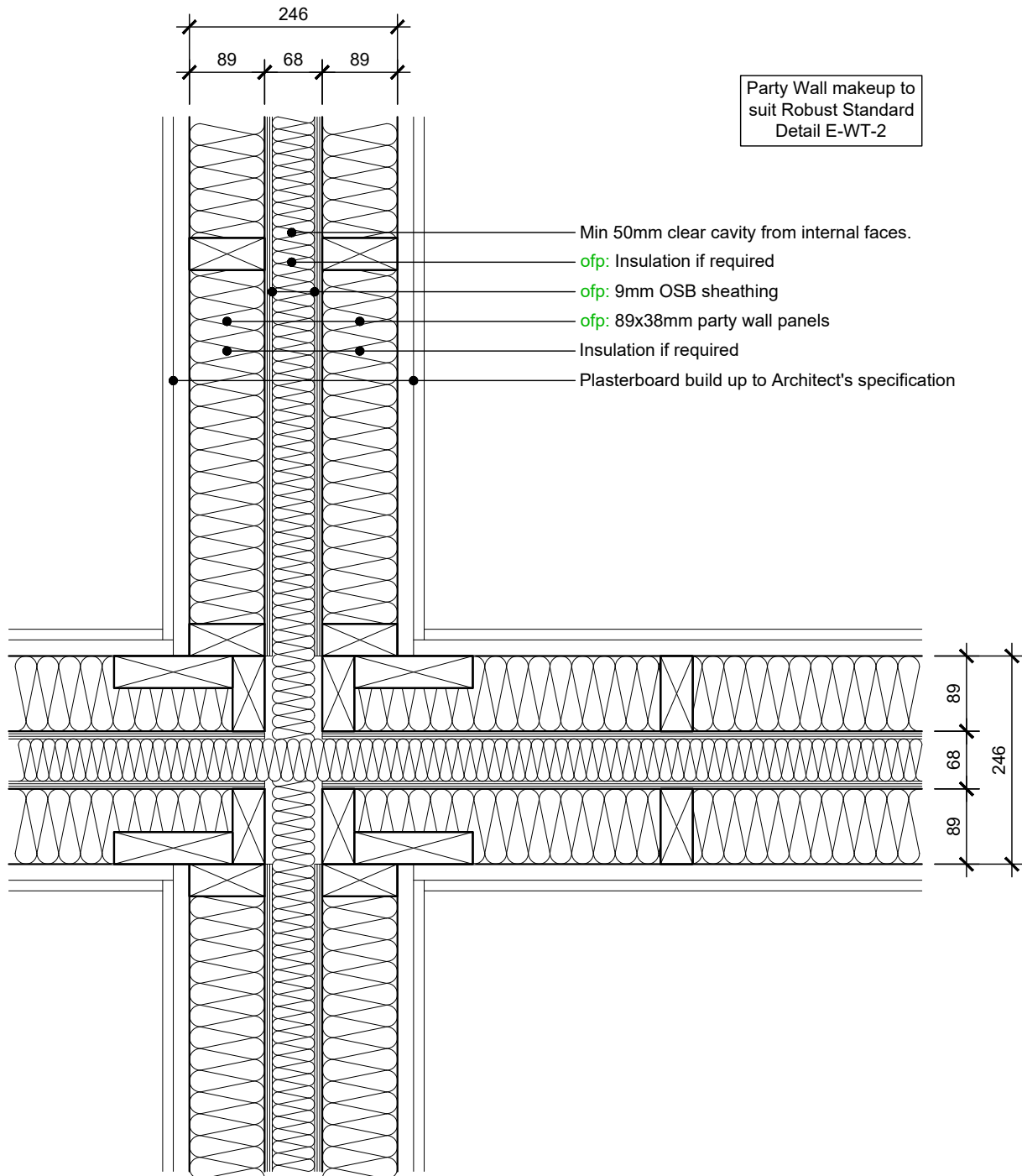
E-08: External wall - Internal non-load bearing wall at internal corner



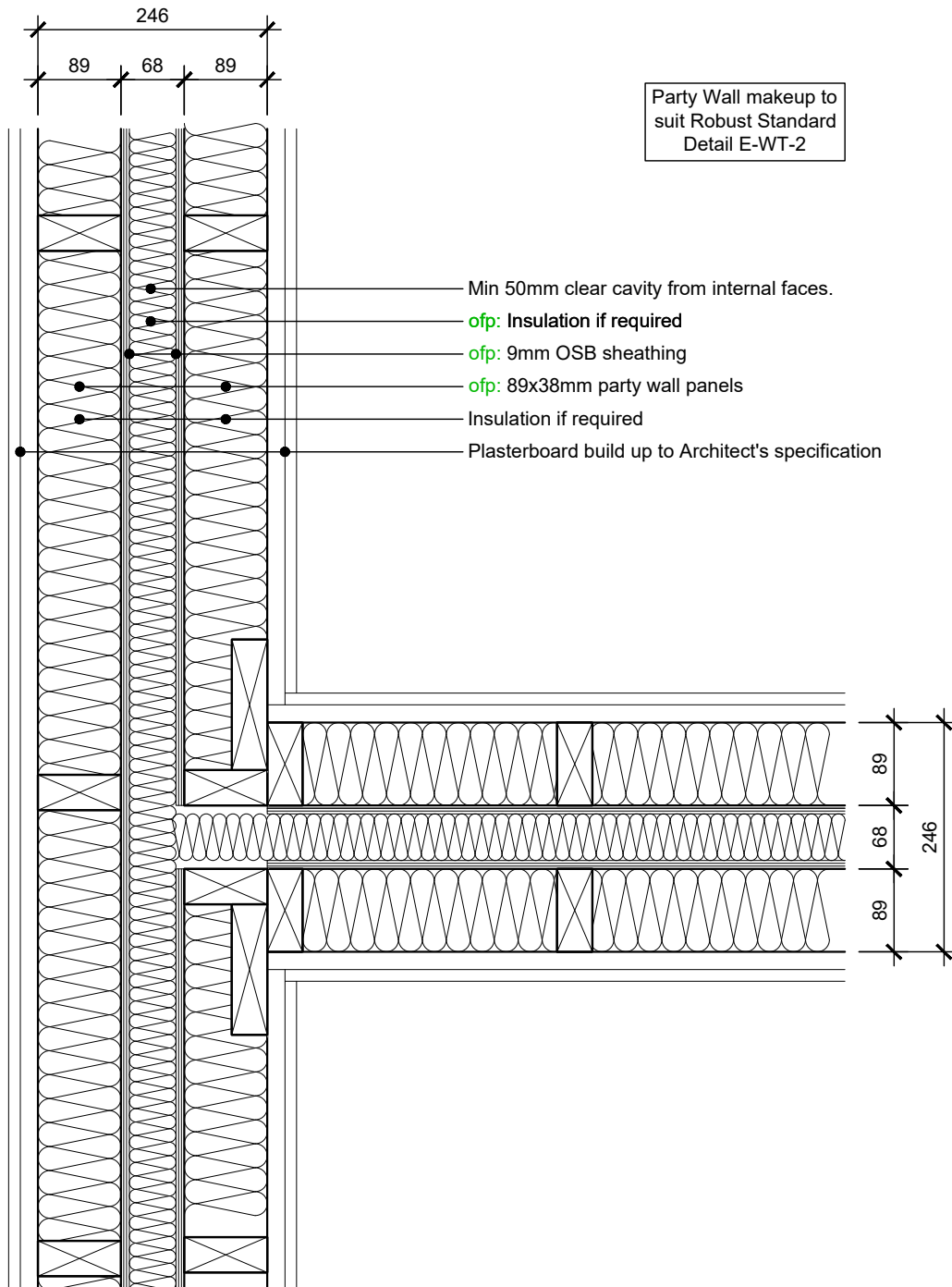
E-09: External wall - Expansion joint



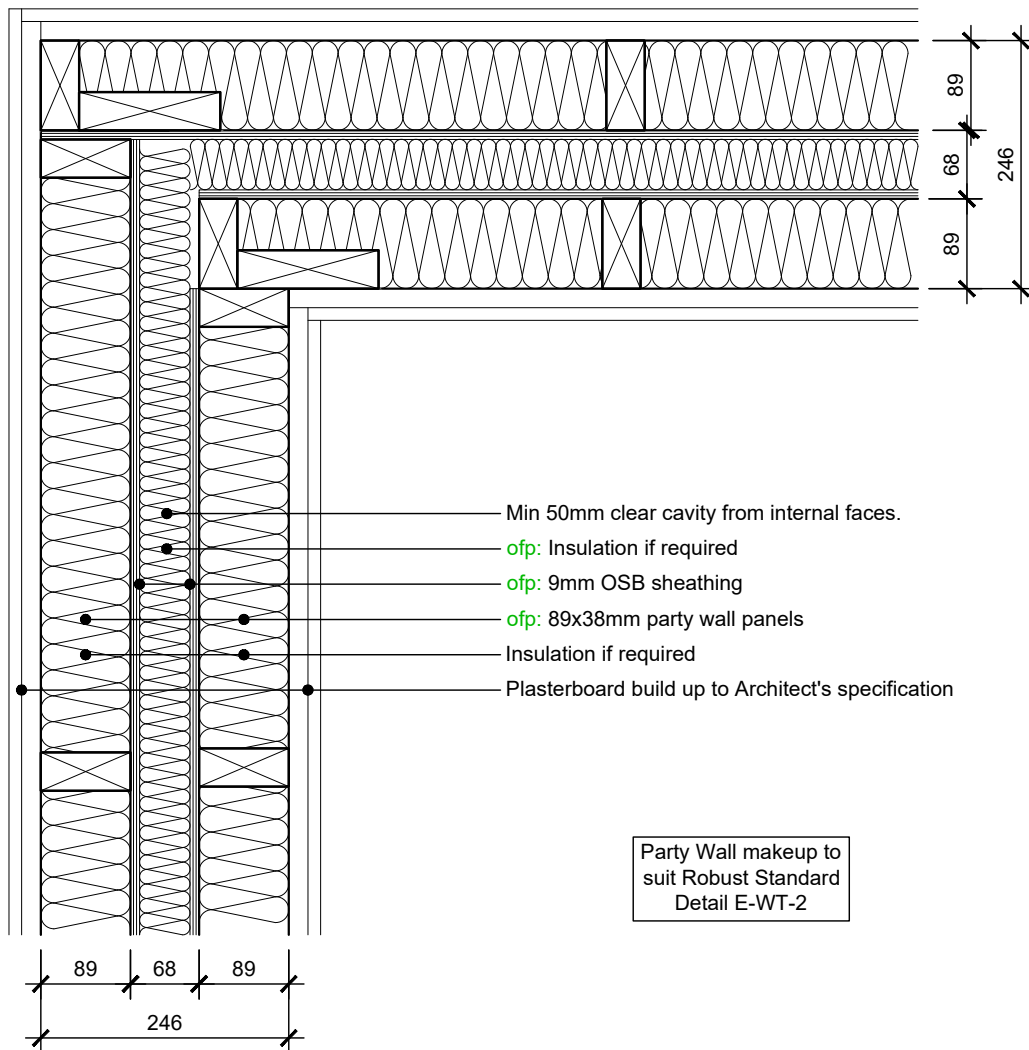
E-10: Party wall - X junction



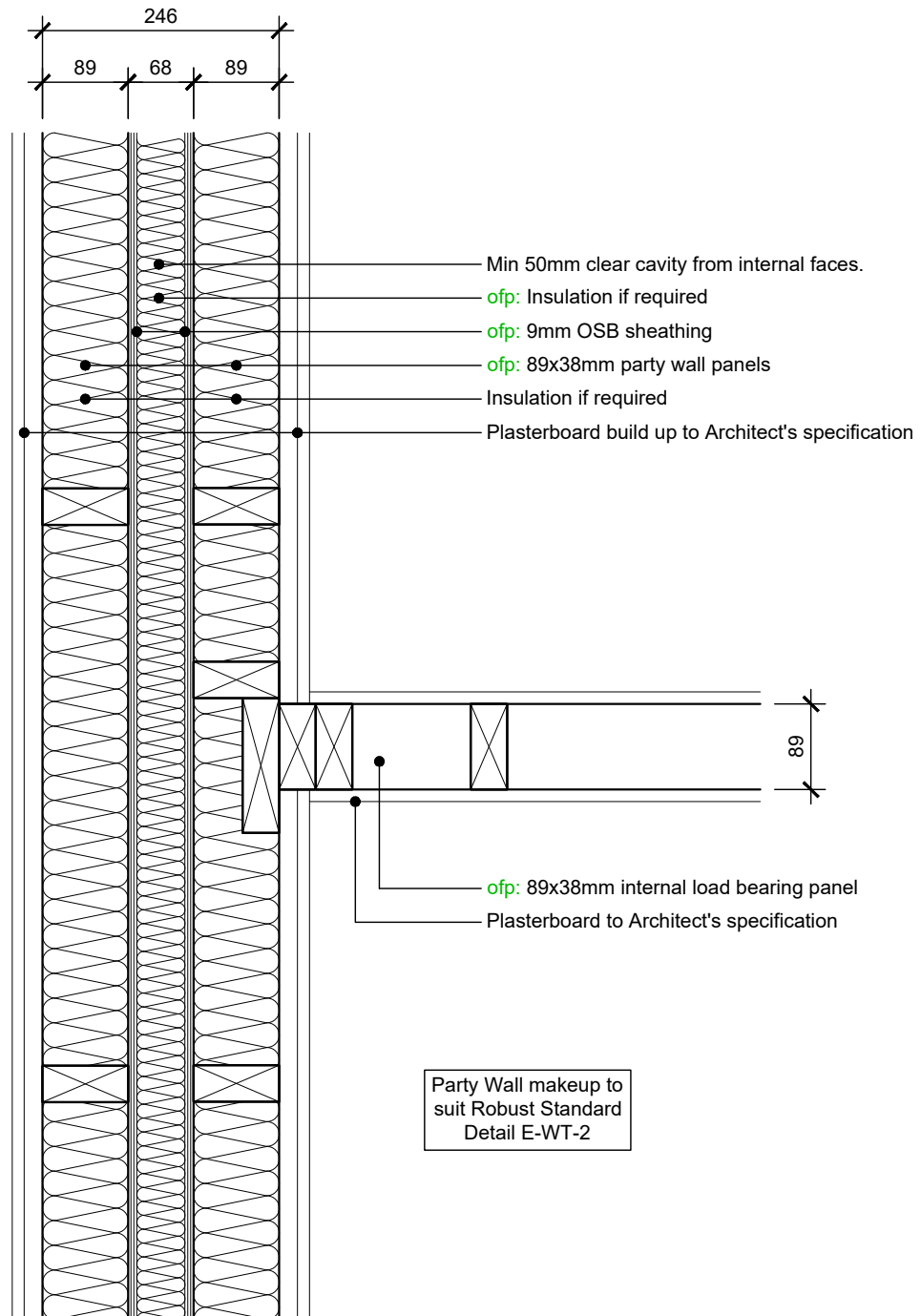
E-11: Party wall - T junction



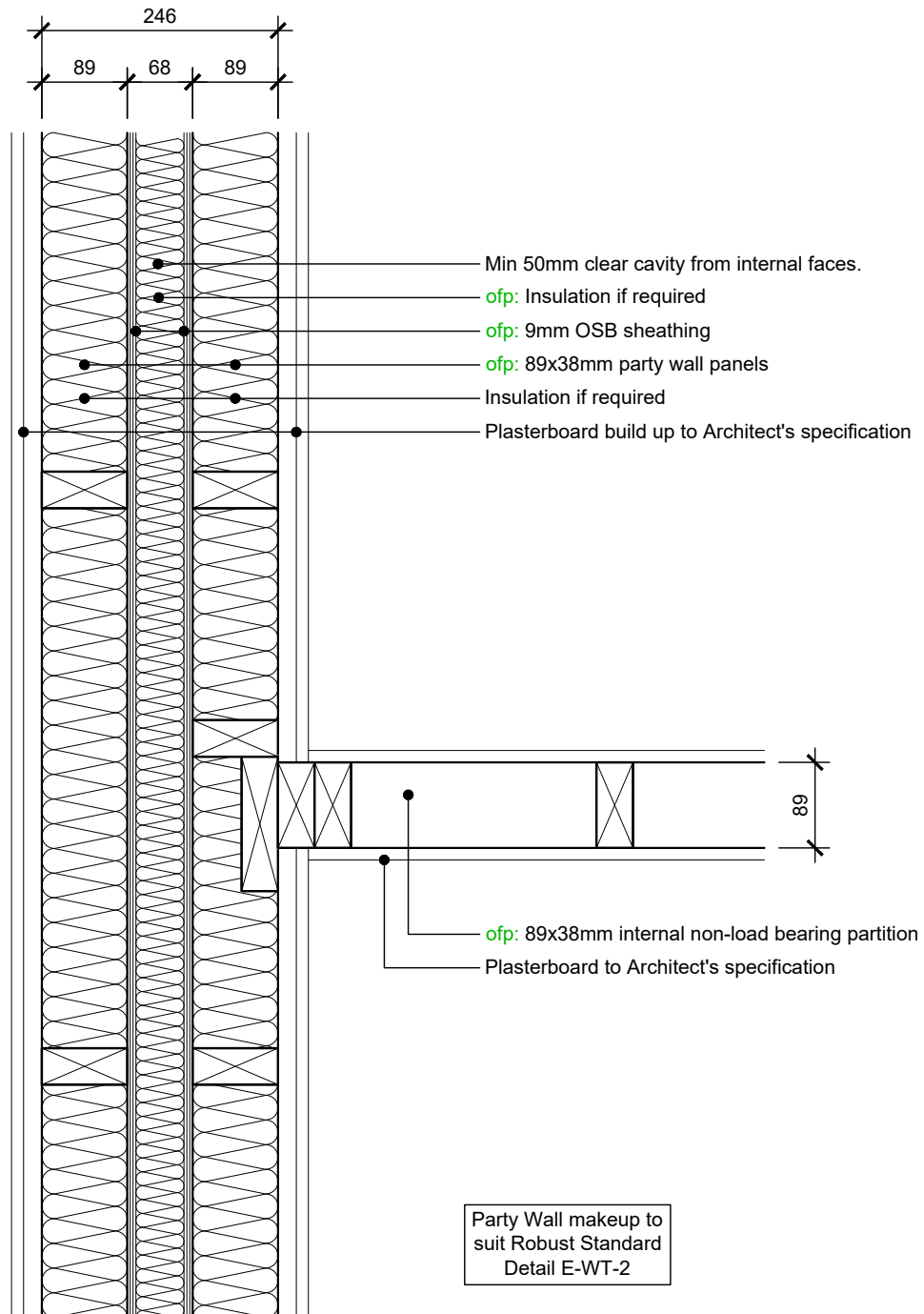
E-12: Party wall - Corner



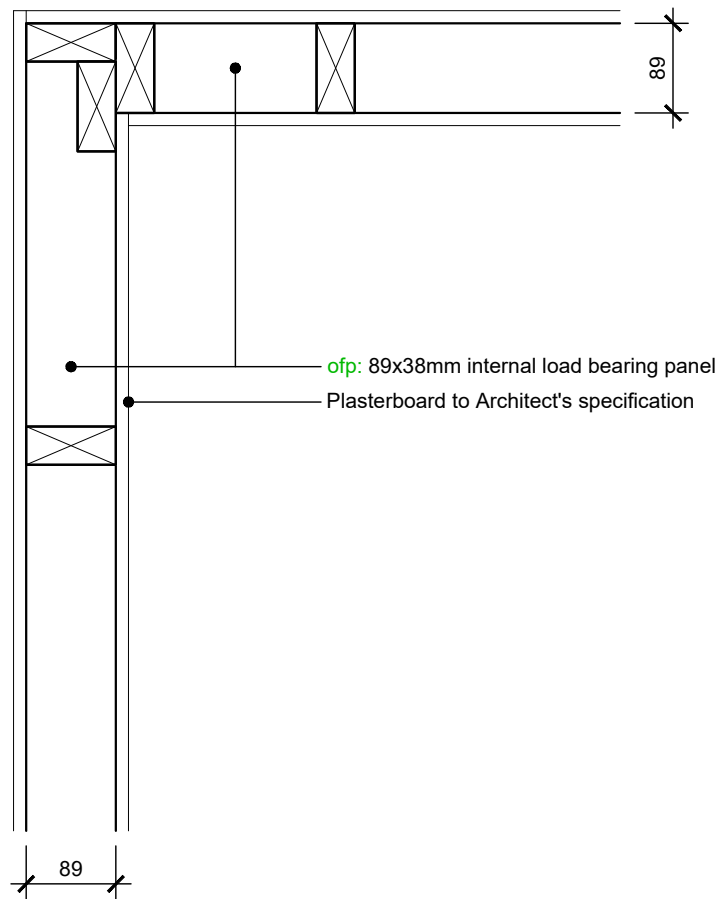
E-13: Party wall - Internal load bearing wall T-junction



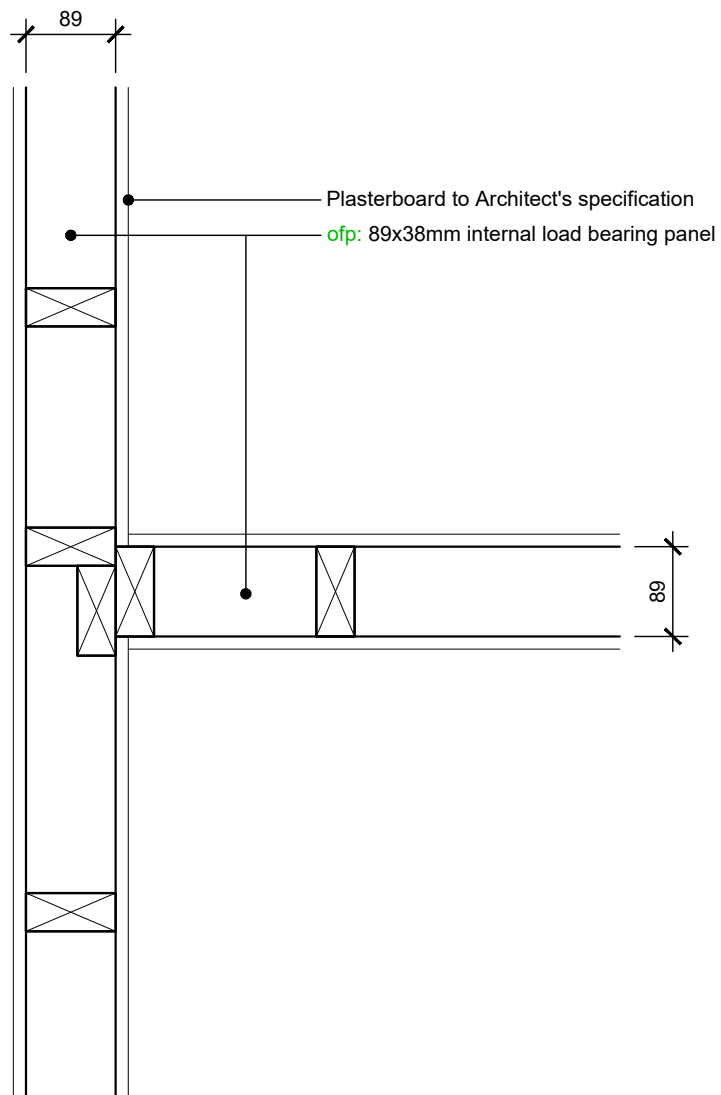
E-14: Party wall - Internal non-load bearing wall T-junction



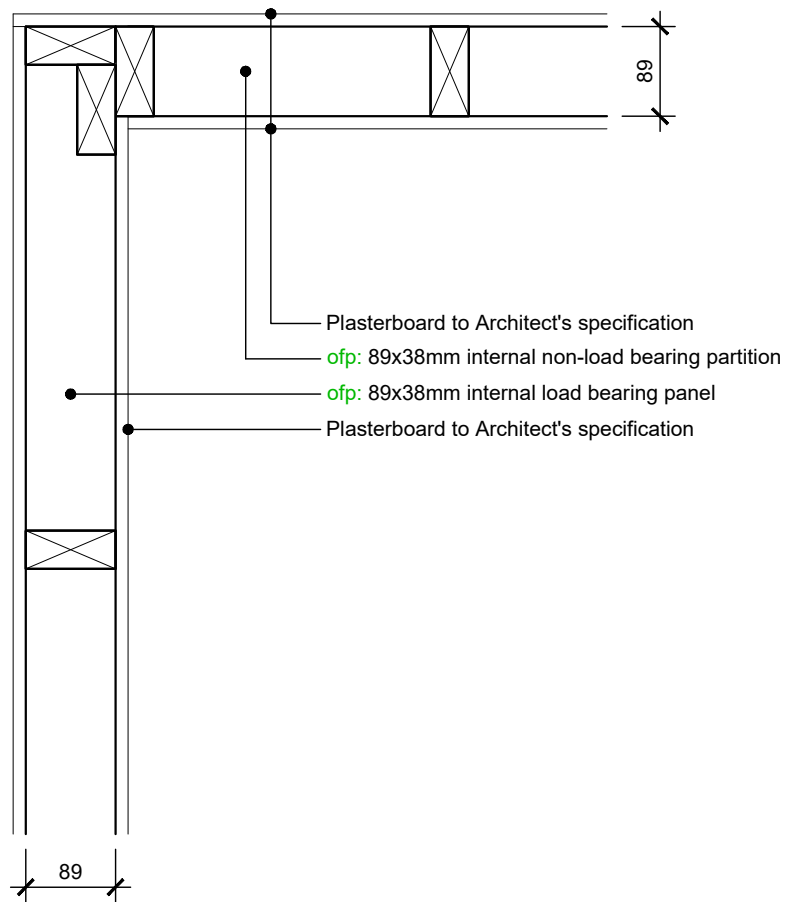
E-15: Internal load bearing wall - Corner



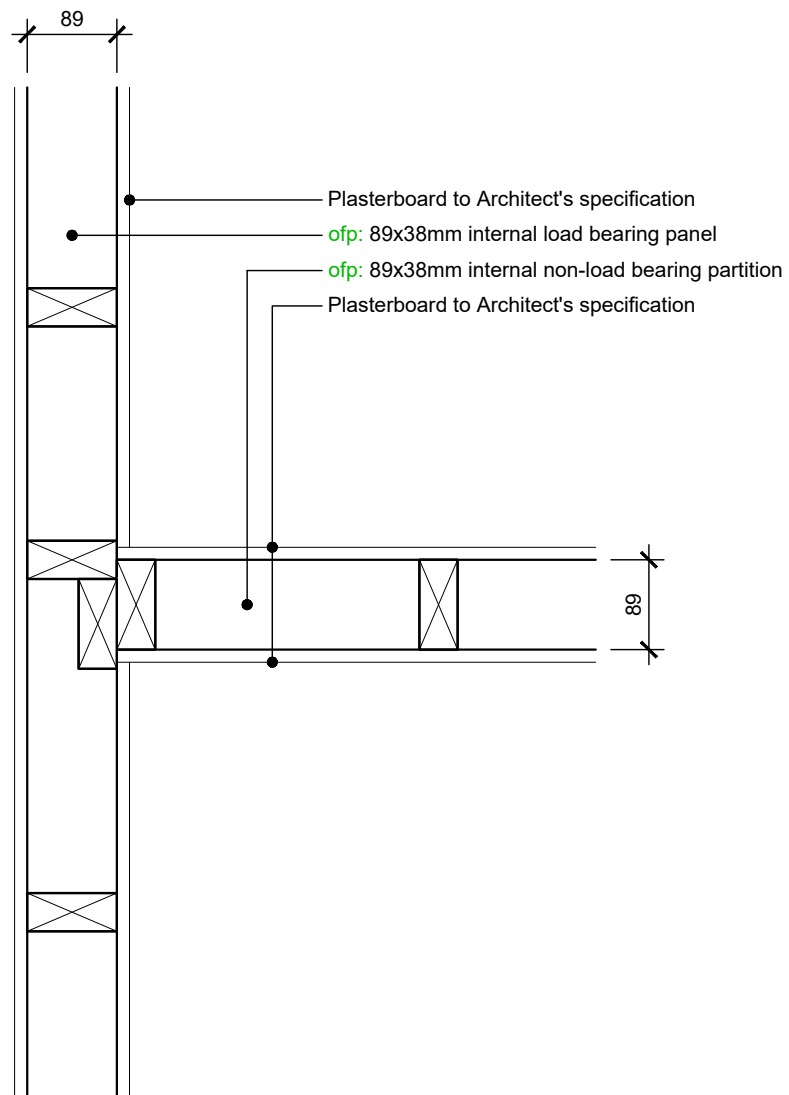
E-16: Internal load bearing wall - T-junction



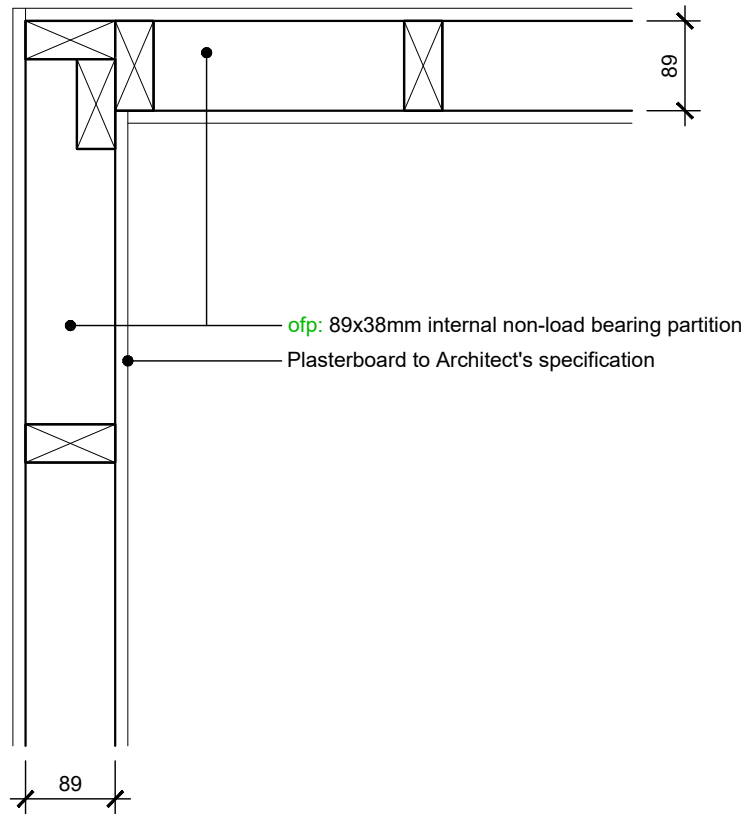
E-17: Internal load bearing wall - Internal non-load bearing wall at corner



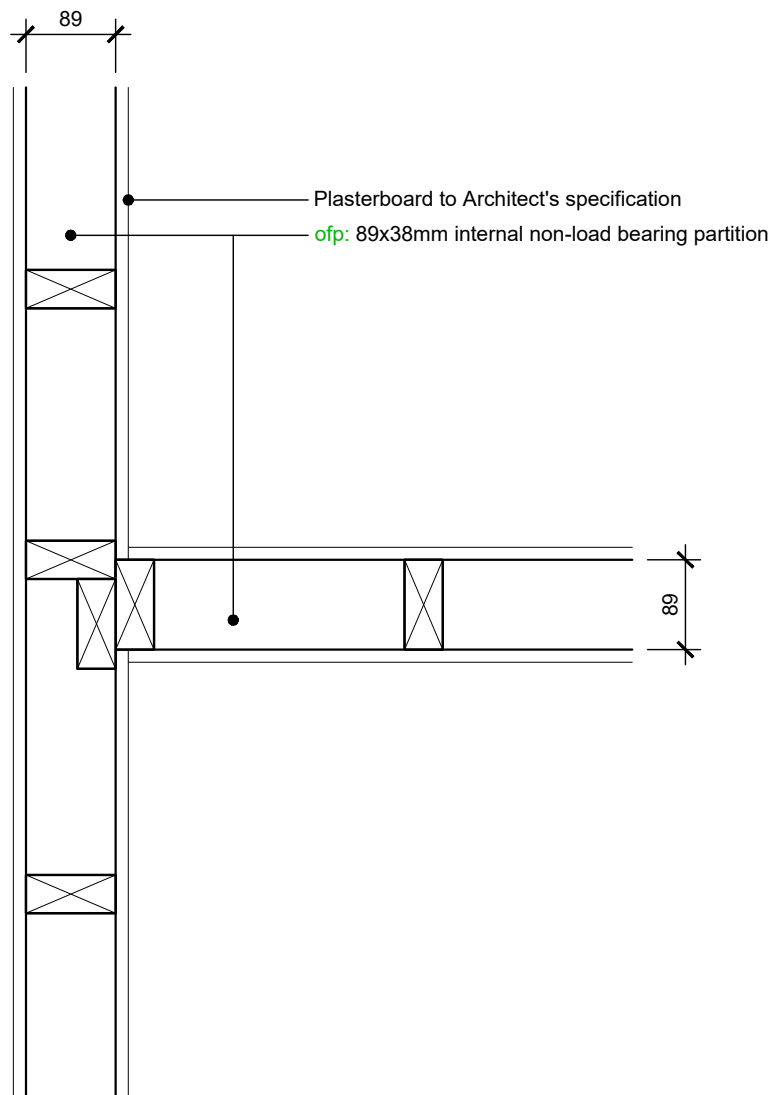
E-18: Internal load bearing wall - Internal non-load bearing wall - T-junction



E-19: Internal non-load bearing wall - Corner



E-20: Internal non-load bearing wall - T-junction





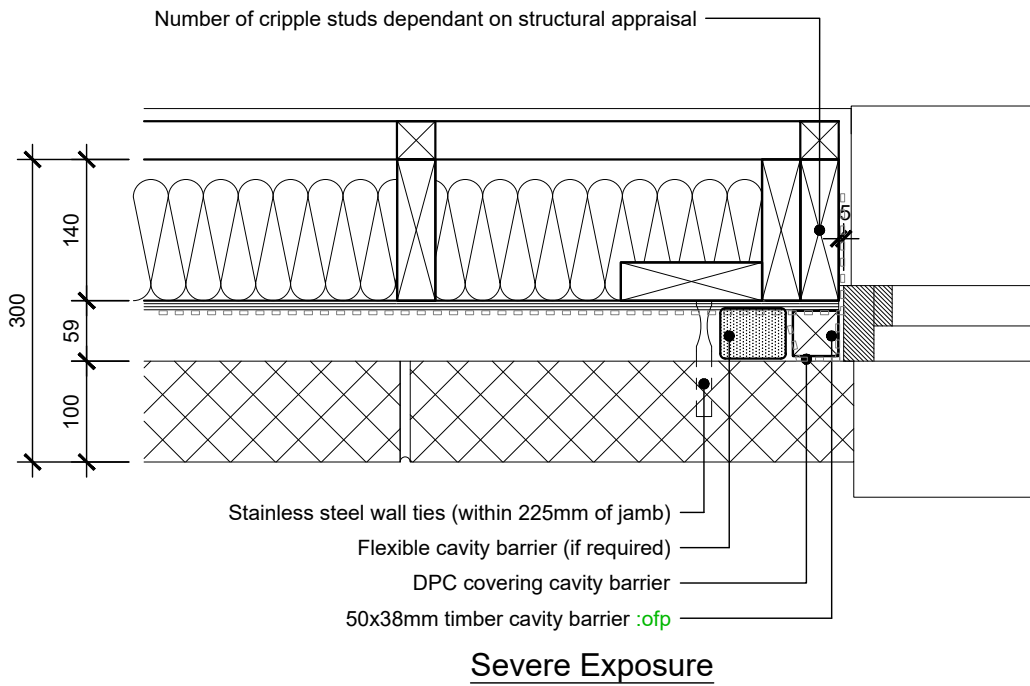
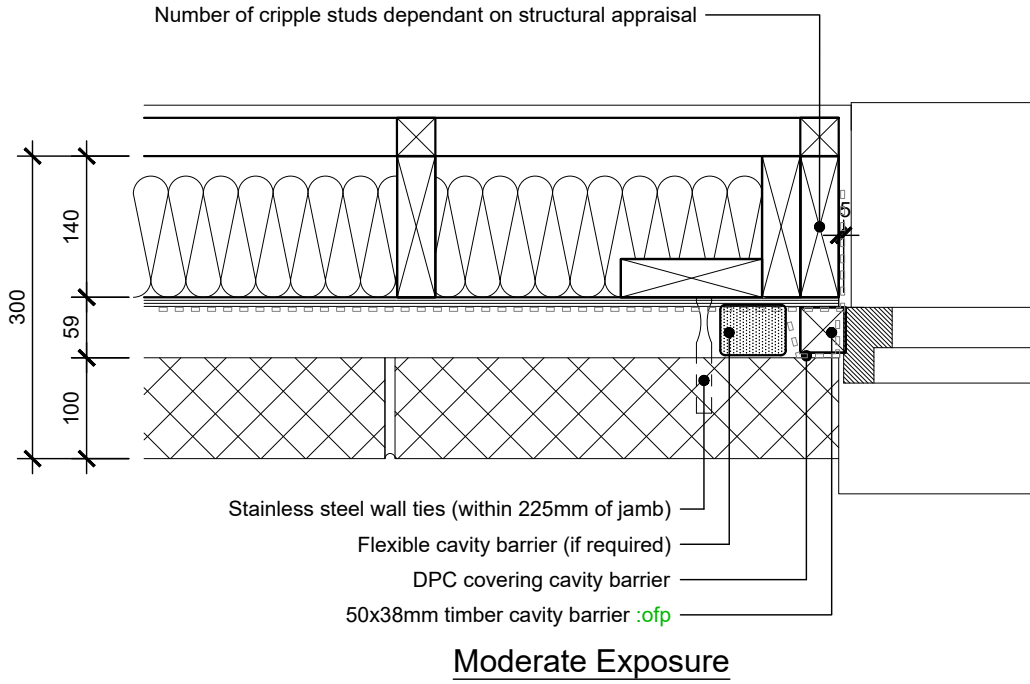


Section F: Openings

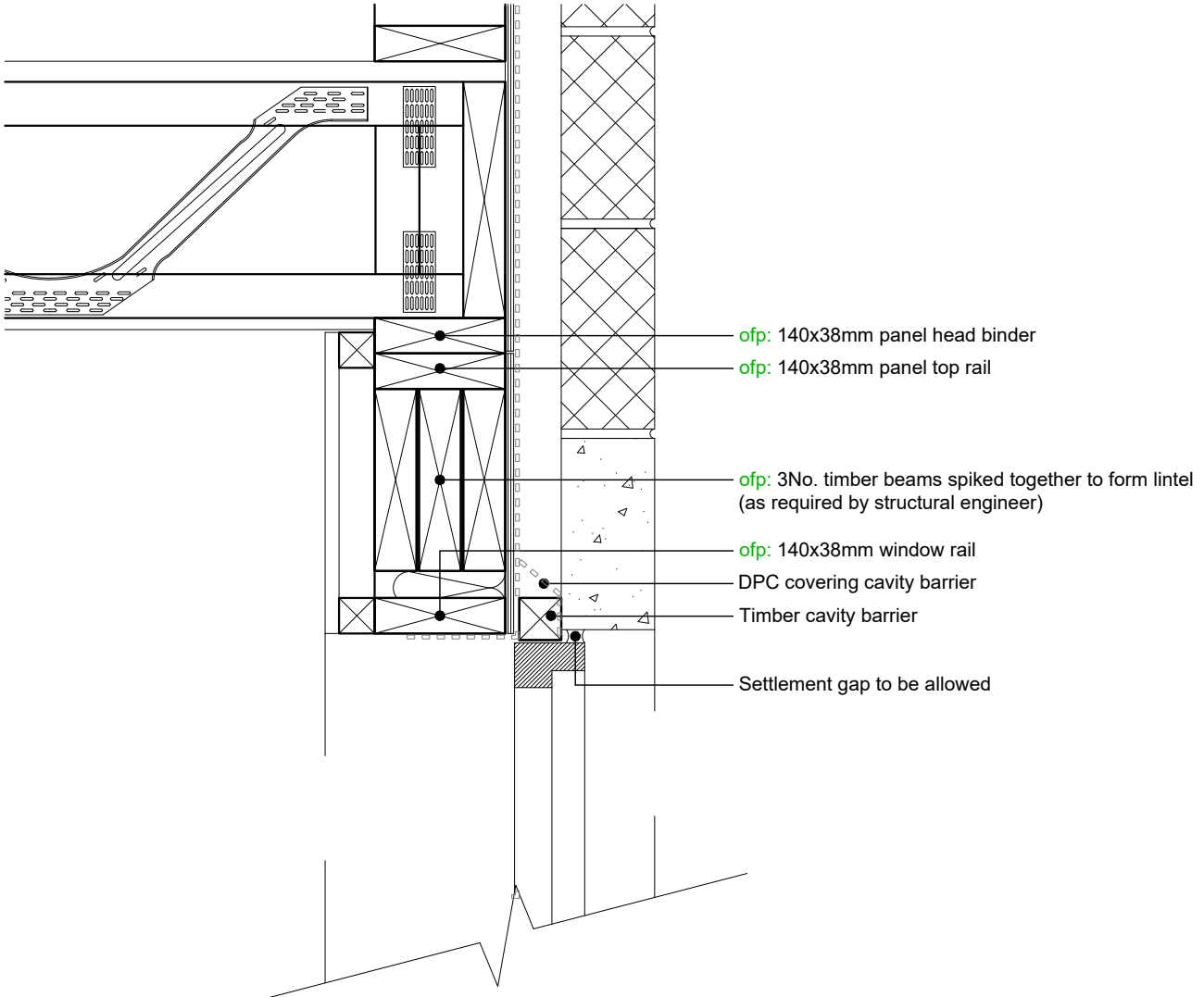
Openings

F-01	Window/door jamb
F-02	Window/door head
F-03	Window cill
F-04	Bay window steel corner post
F-05	Splayed Bay window steel corner post
F-06	Bay window steel corner post section
F-07	Juliet Balcony to Timber Frame fixing option

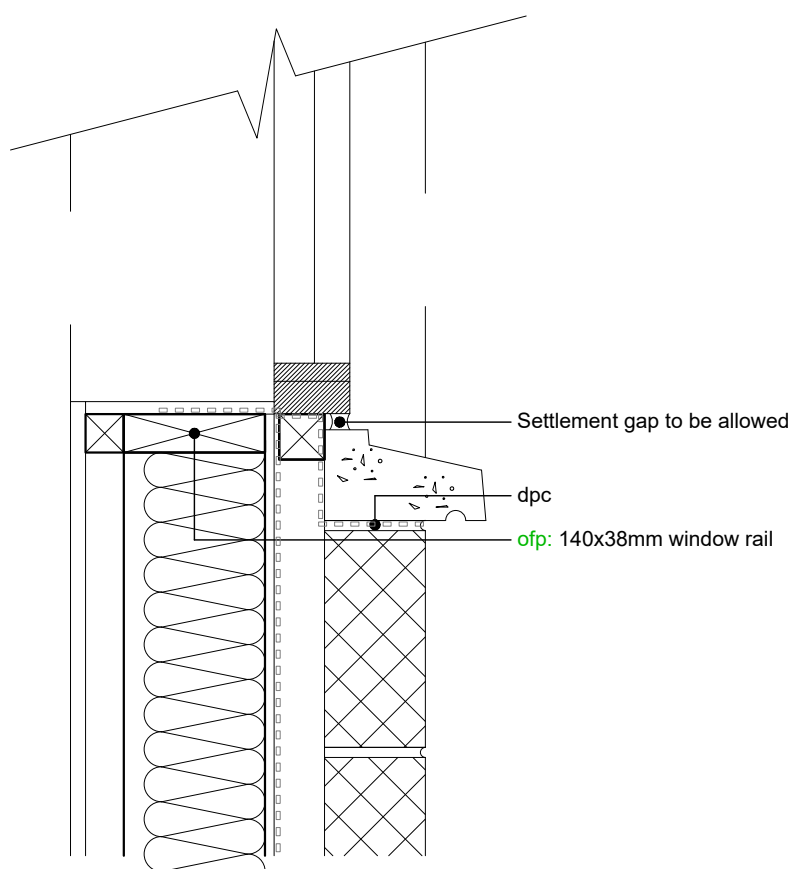
F-01: Window/door jamb



F-02: Window/door head

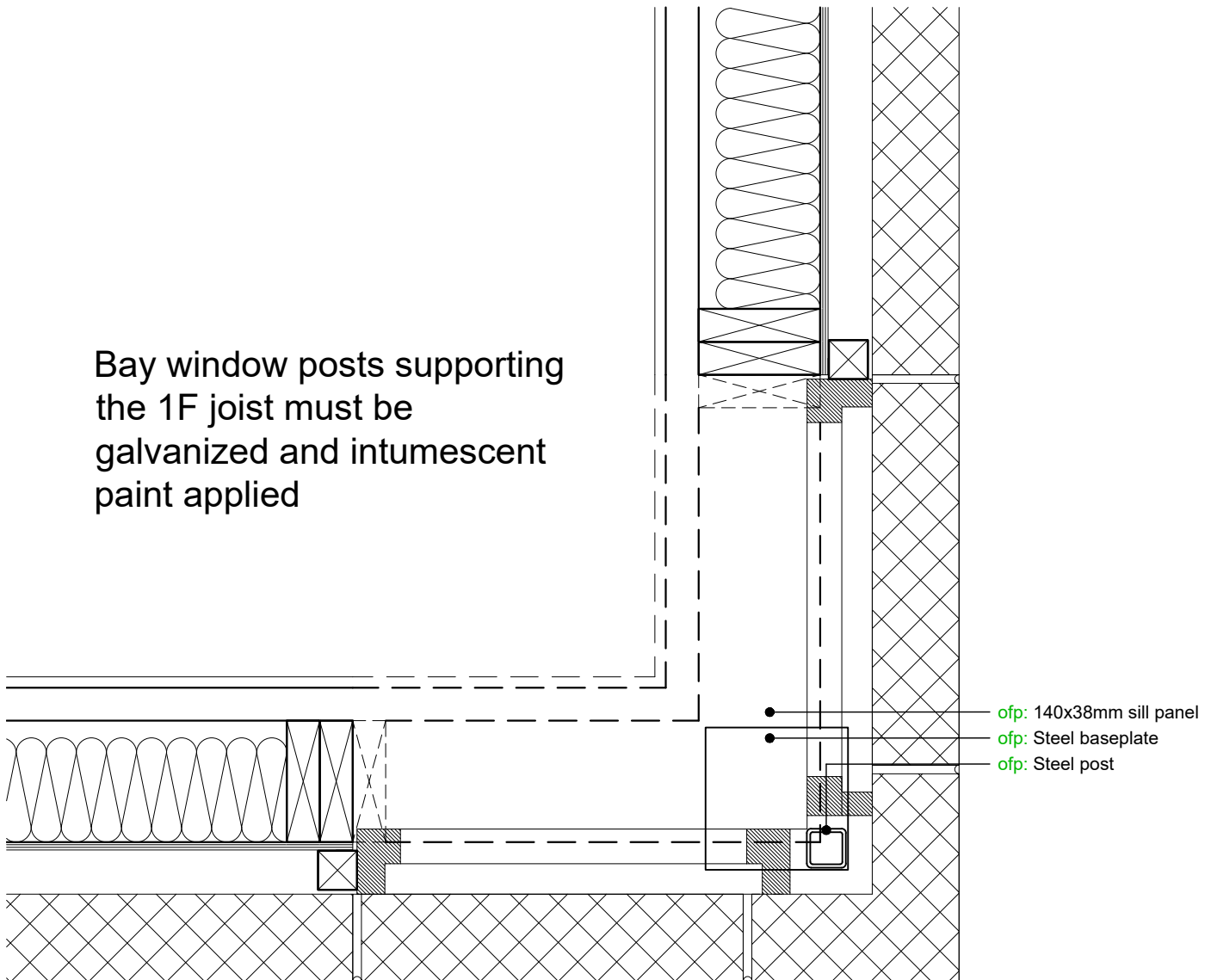


F-03: Window cill



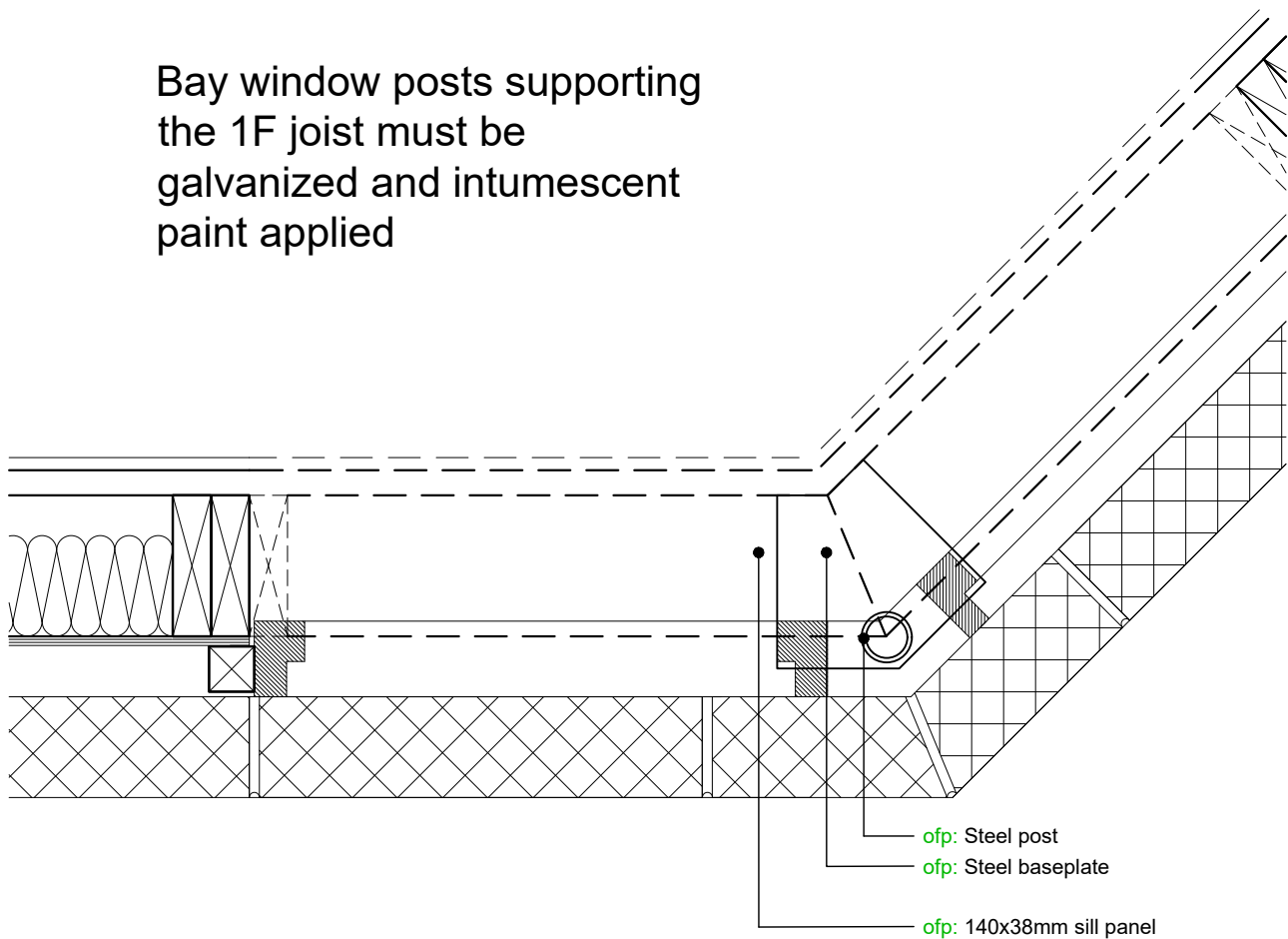
F-04: Bay Window steel corner post

Bay window posts supporting the 1F joist must be galvanized and intumescent paint applied

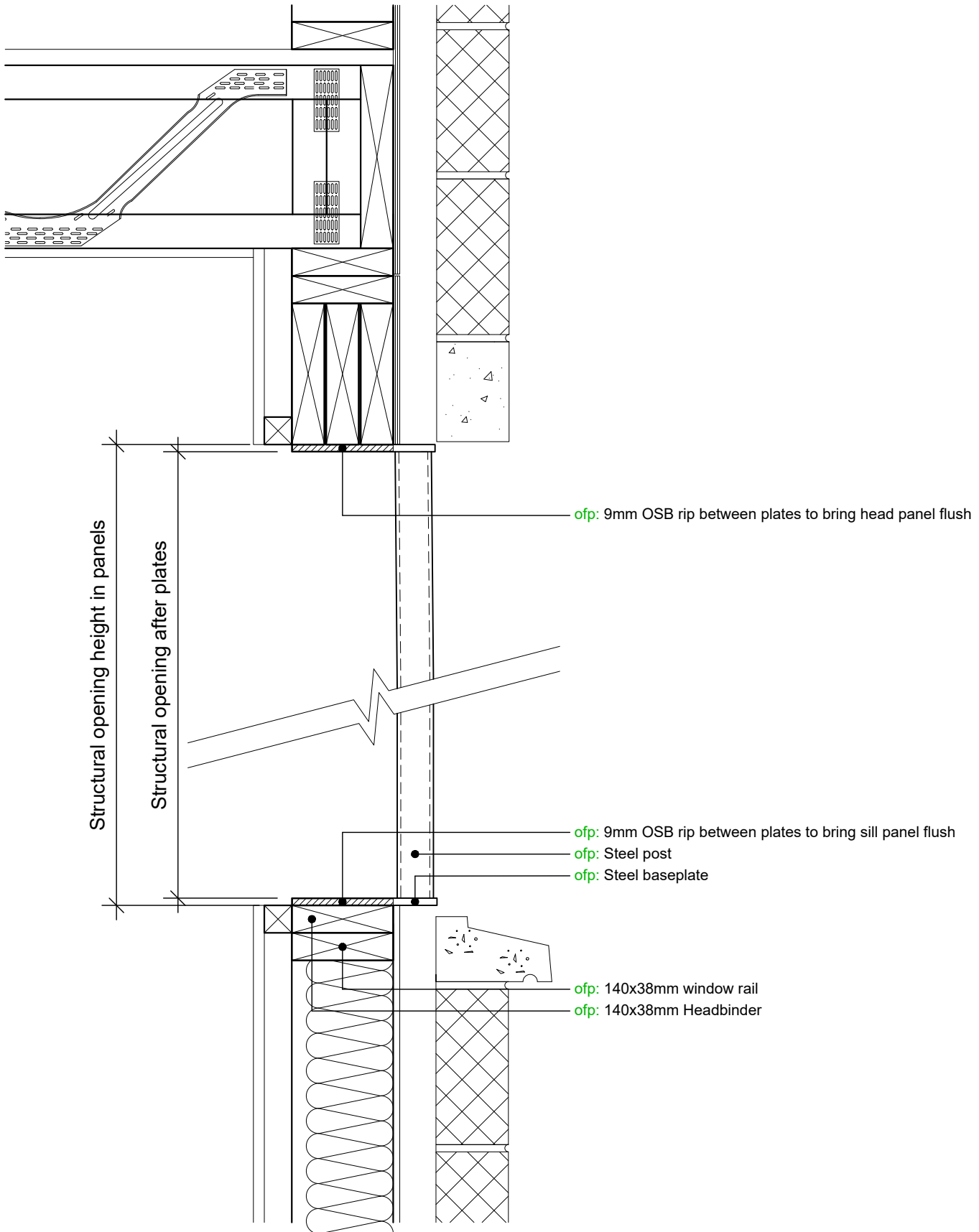


F-05: Splayed Bay Window steel corner post

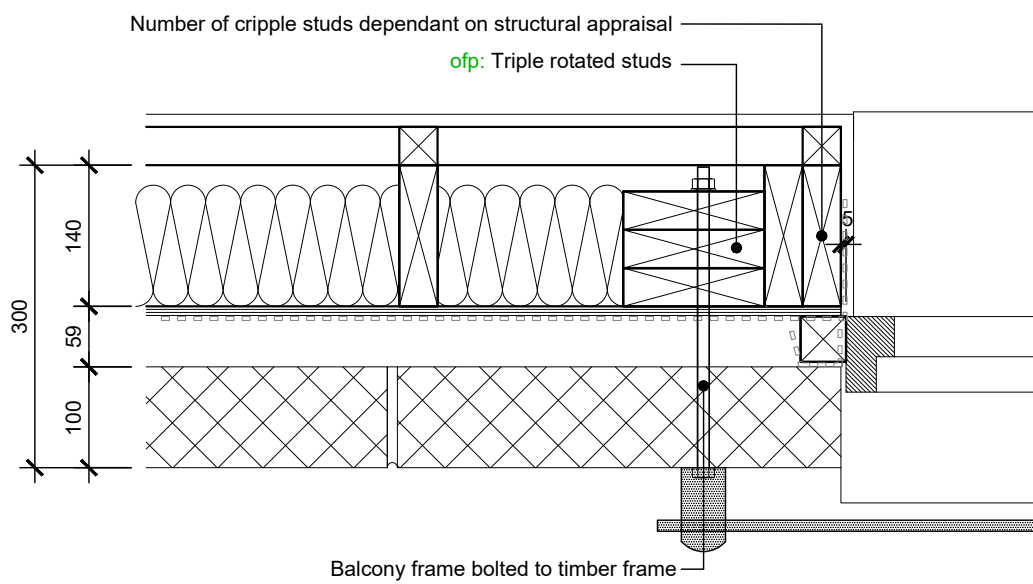
Bay window posts supporting the 1F joist must be galvanized and intumescent paint applied



F-06: Bay Window steel corner post section



F-07: Juliet balcony to Timber Frame fixing option





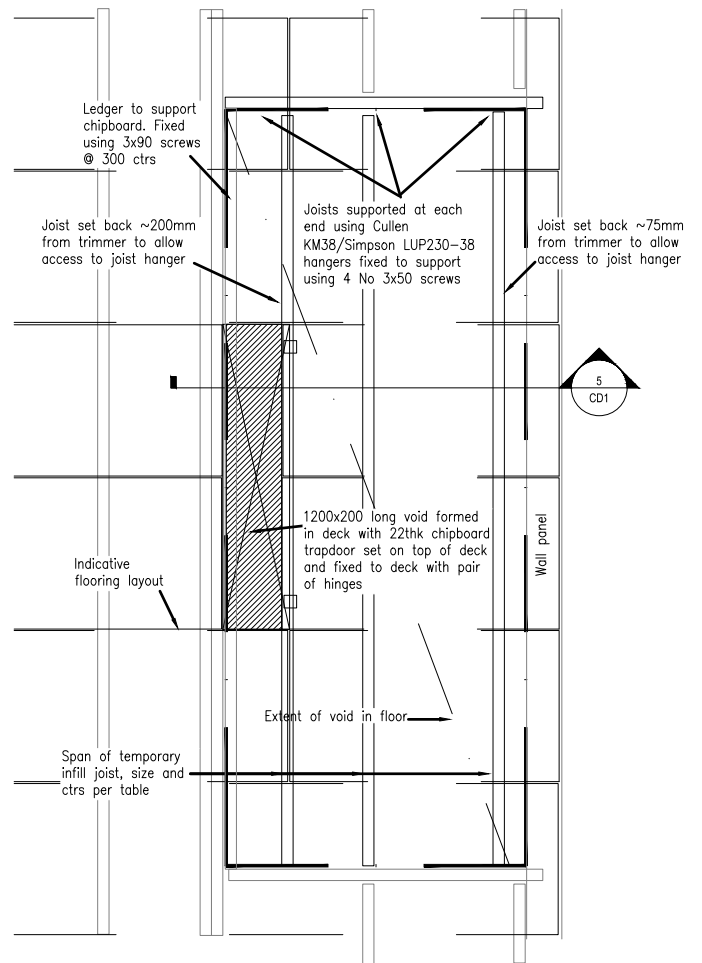
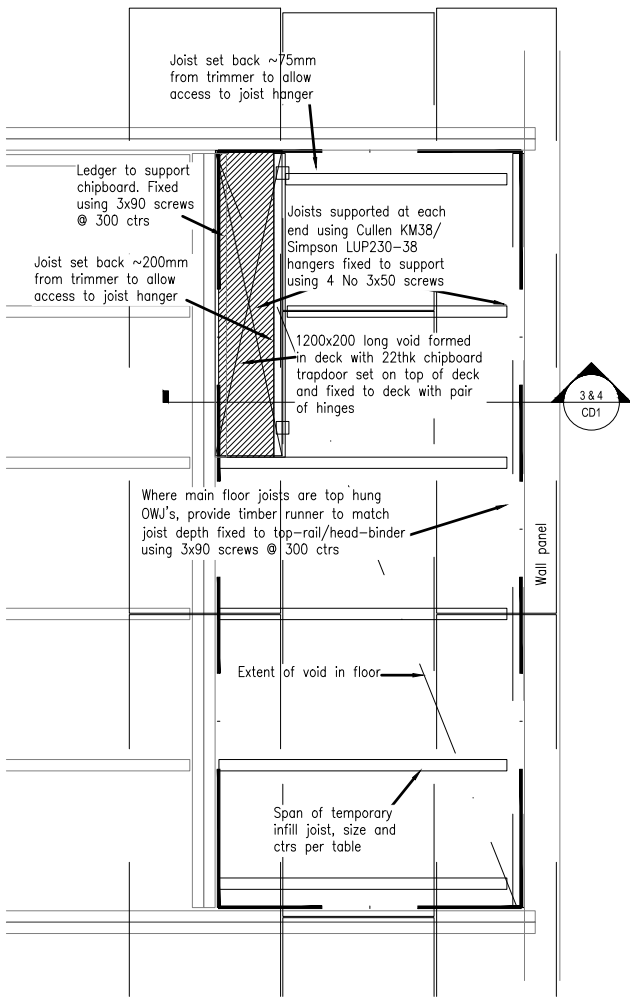


Section G: Miscellaneous details

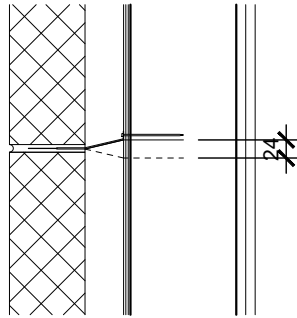
Miscellaneous details

- G-01 Stairwell cover details - parallel and perpendicular
- G-02 Wall tie locations
- G-03 Steel purlin and top-hat truss detail
- G-04 Loose rafter restraint detail
- G-05 Spandrel panel plasterboard detail
- G-06 Longitudinal bracing detail
- G-07 Diagonal bracing detail
- G-08 Loose rafter inset OSB sarking

G-01: Stairwell cover details- Parallel and perpendicular joist options

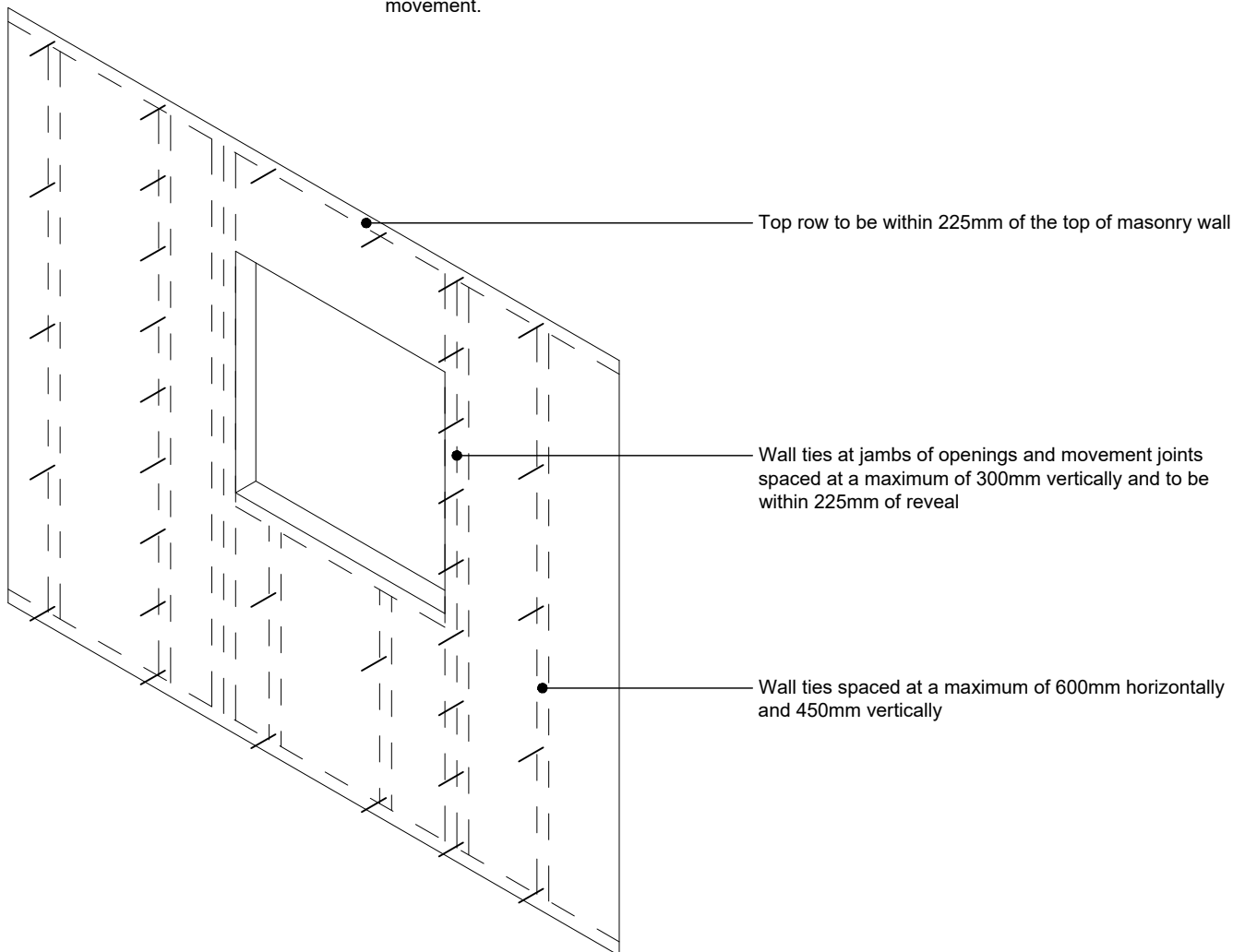


G-02: Wall tie locations

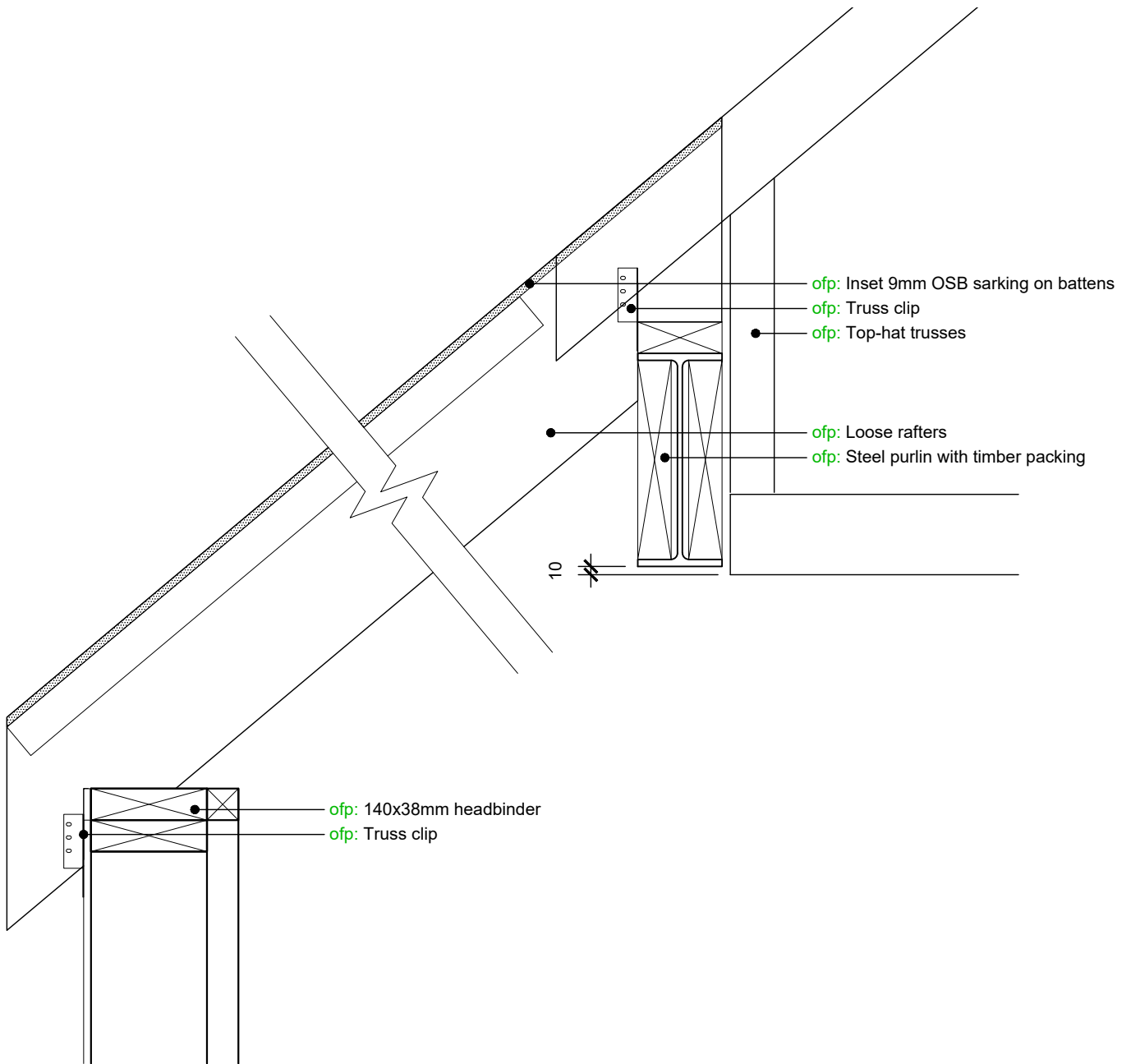


Accommodates maximum differential movement of 24mm
FT - wall tie

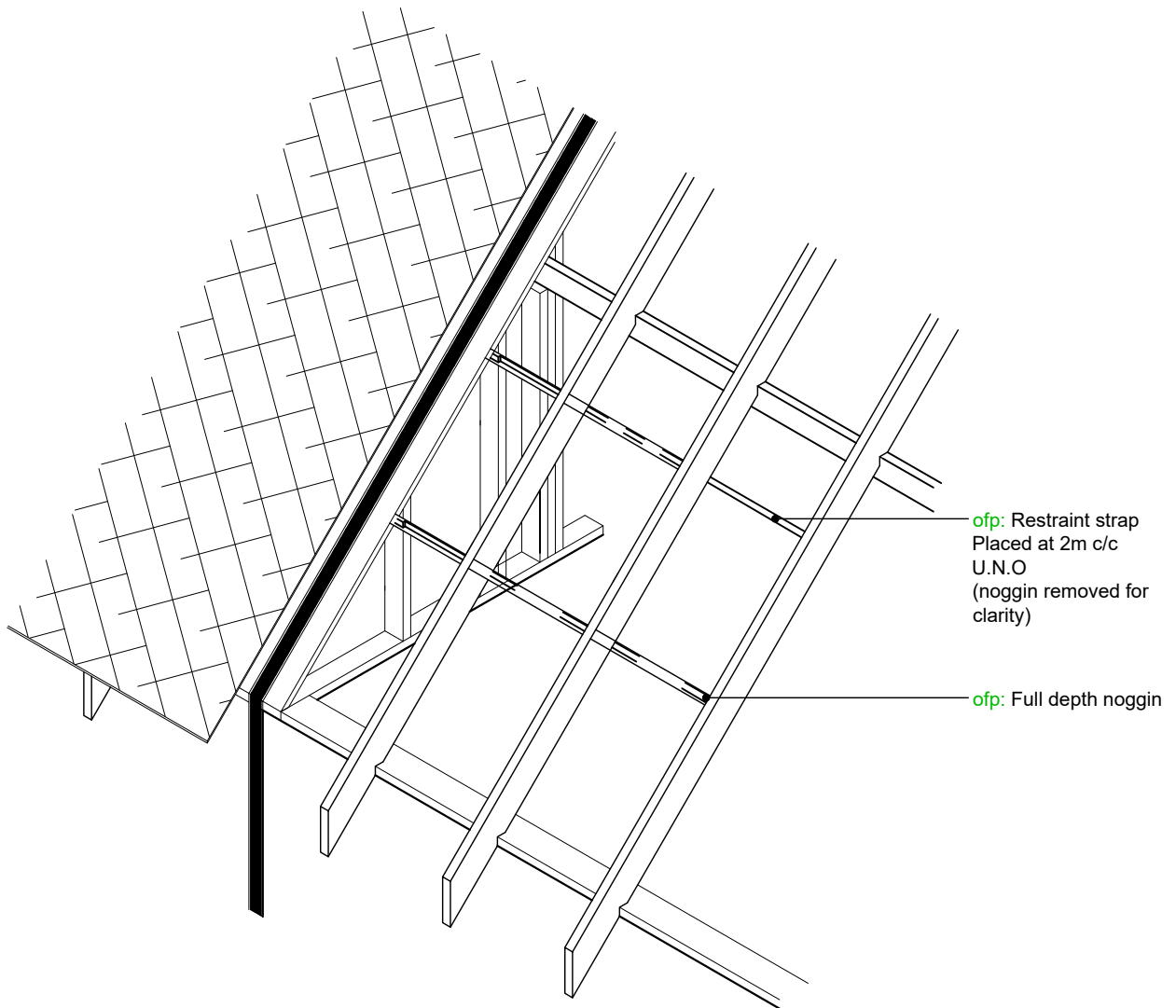
Wall ties to be fixed to studs and not sheathing.
Wall ties should be inclined away from the sheathing so that the slope is maintained following differential movement.



G-03: Steel Purlin and top-hat truss detail



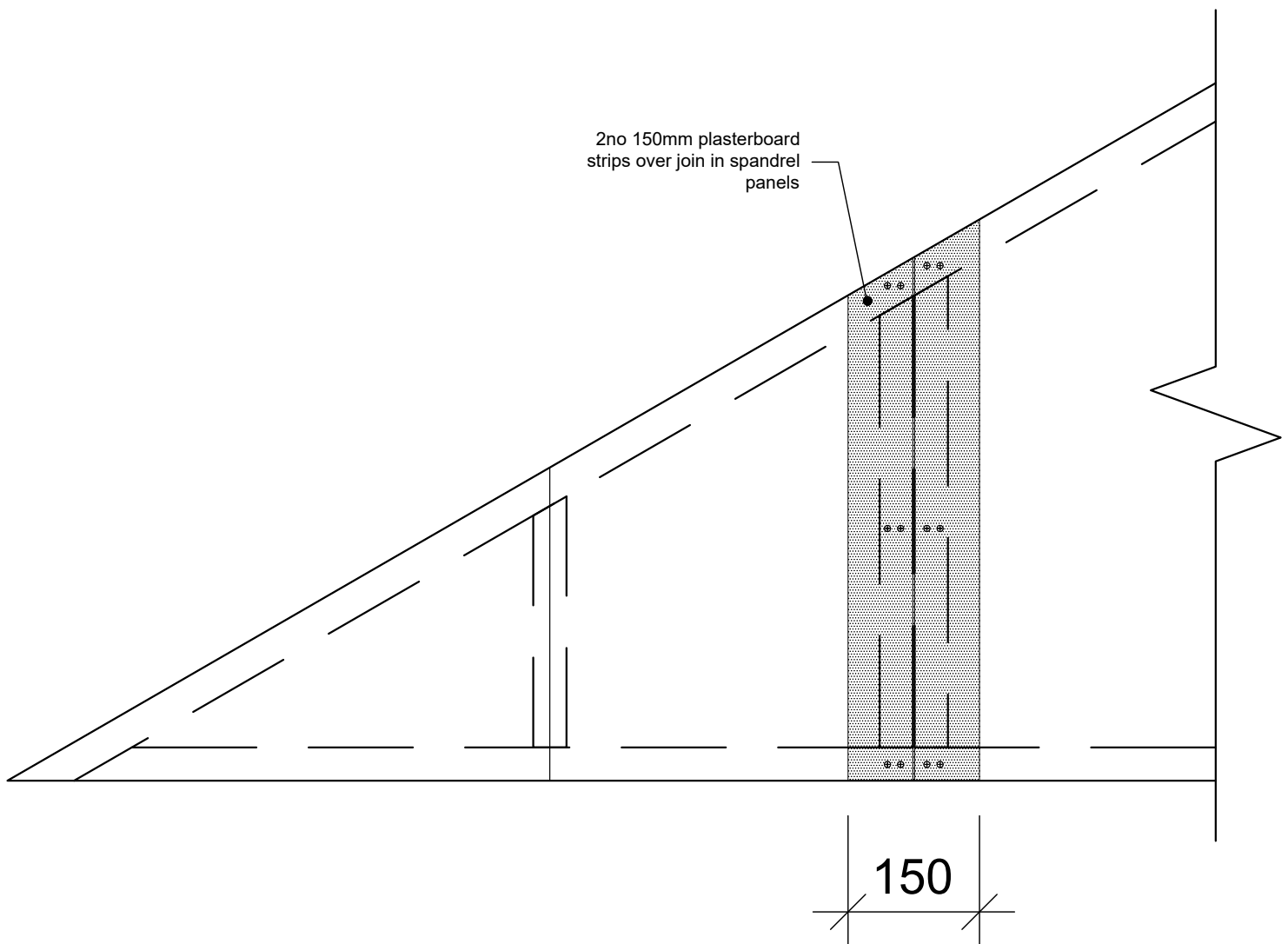
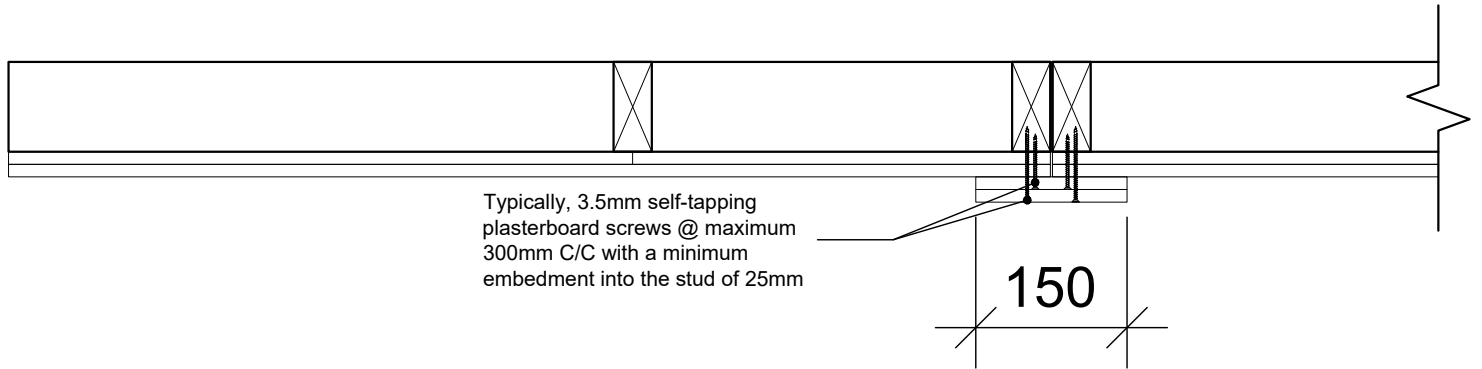
G-04: Loose rafter restraint detail



G-05: Spandrel panel plasterboard

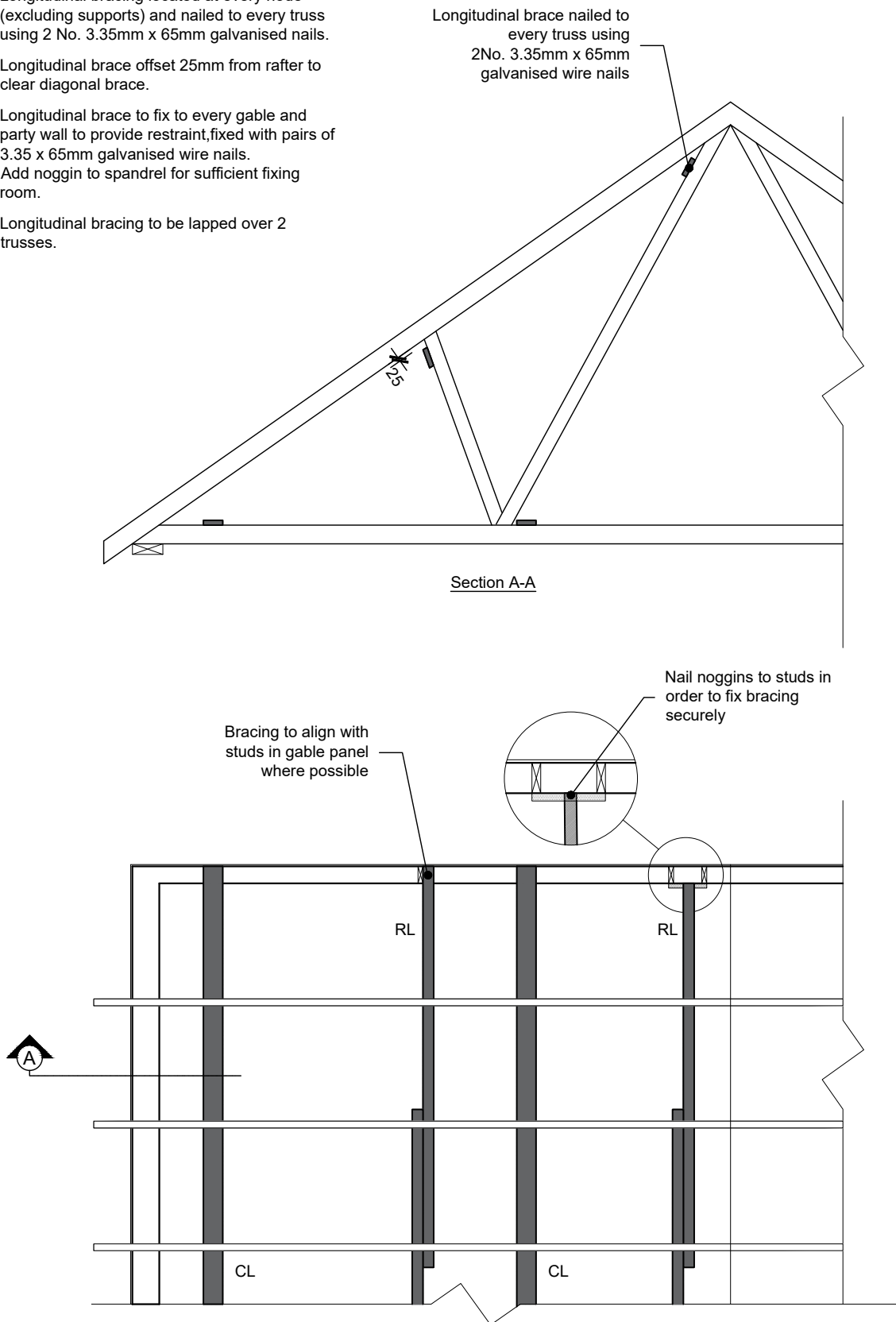
FIXING

In accordance with BG, Knauf or Siniat fixing requirements



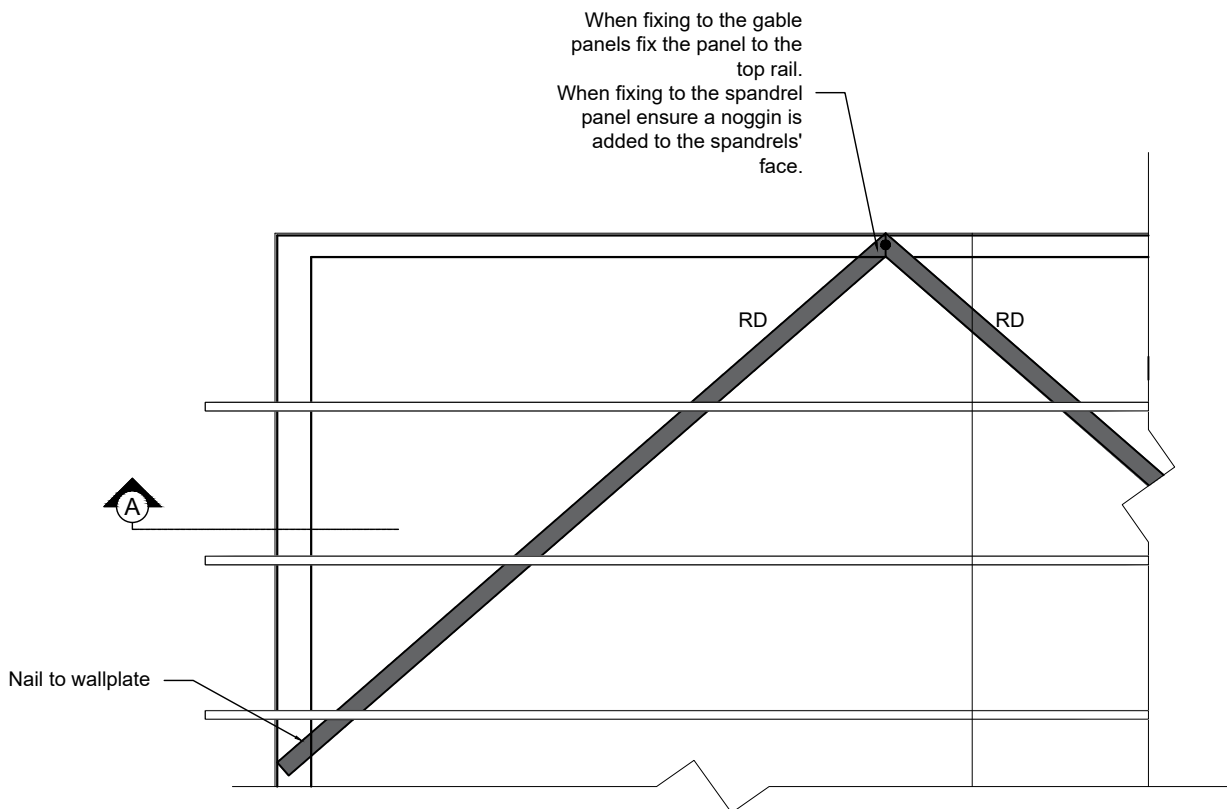
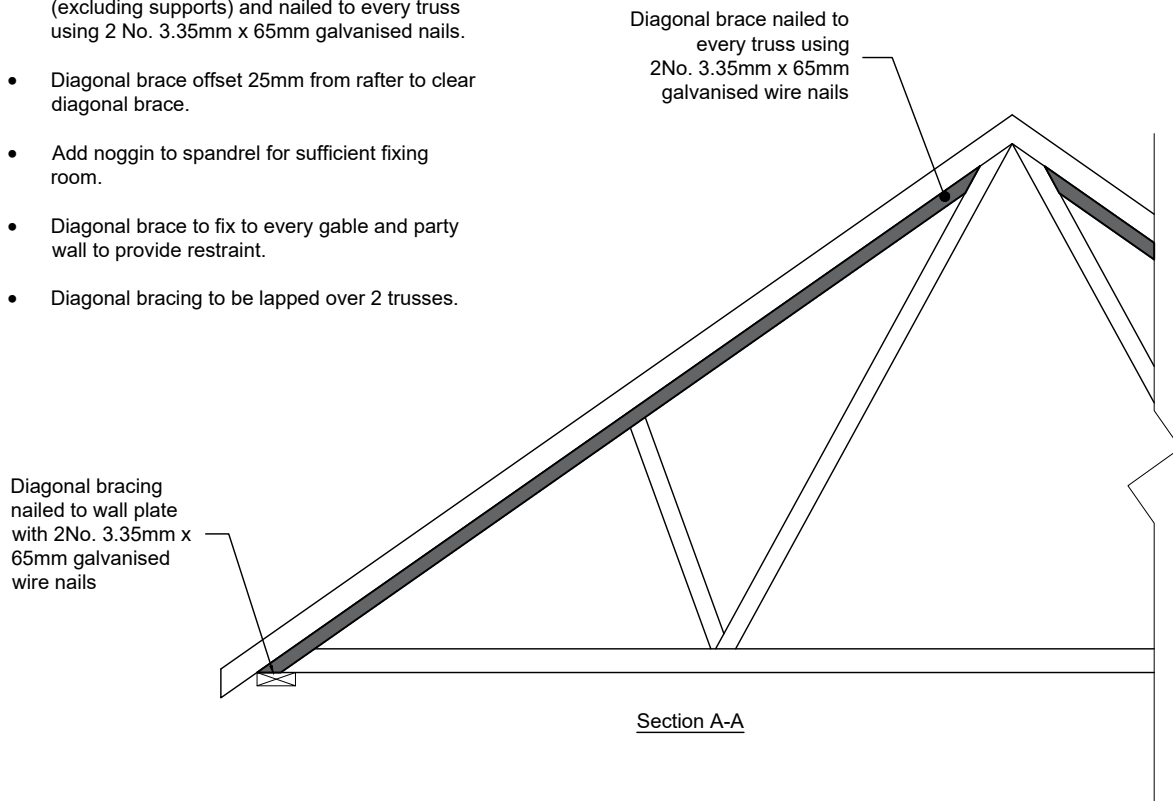
G-06: Longitudinal bracing detail

- Longitudinal bracing located at every node (excluding supports) and nailed to every truss using 2 No. 3.35mm x 65mm galvanised nails.
- Longitudinal brace offset 25mm from rafter to clear diagonal brace.
- Longitudinal brace to fix to every gable and party wall to provide restraint, fixed with pairs of 3.35 x 65mm galvanised wire nails. Add noggin to spandrel for sufficient fixing room.
- Longitudinal bracing to be lapped over 2 trusses.



G-07: Diagonal bracing detail

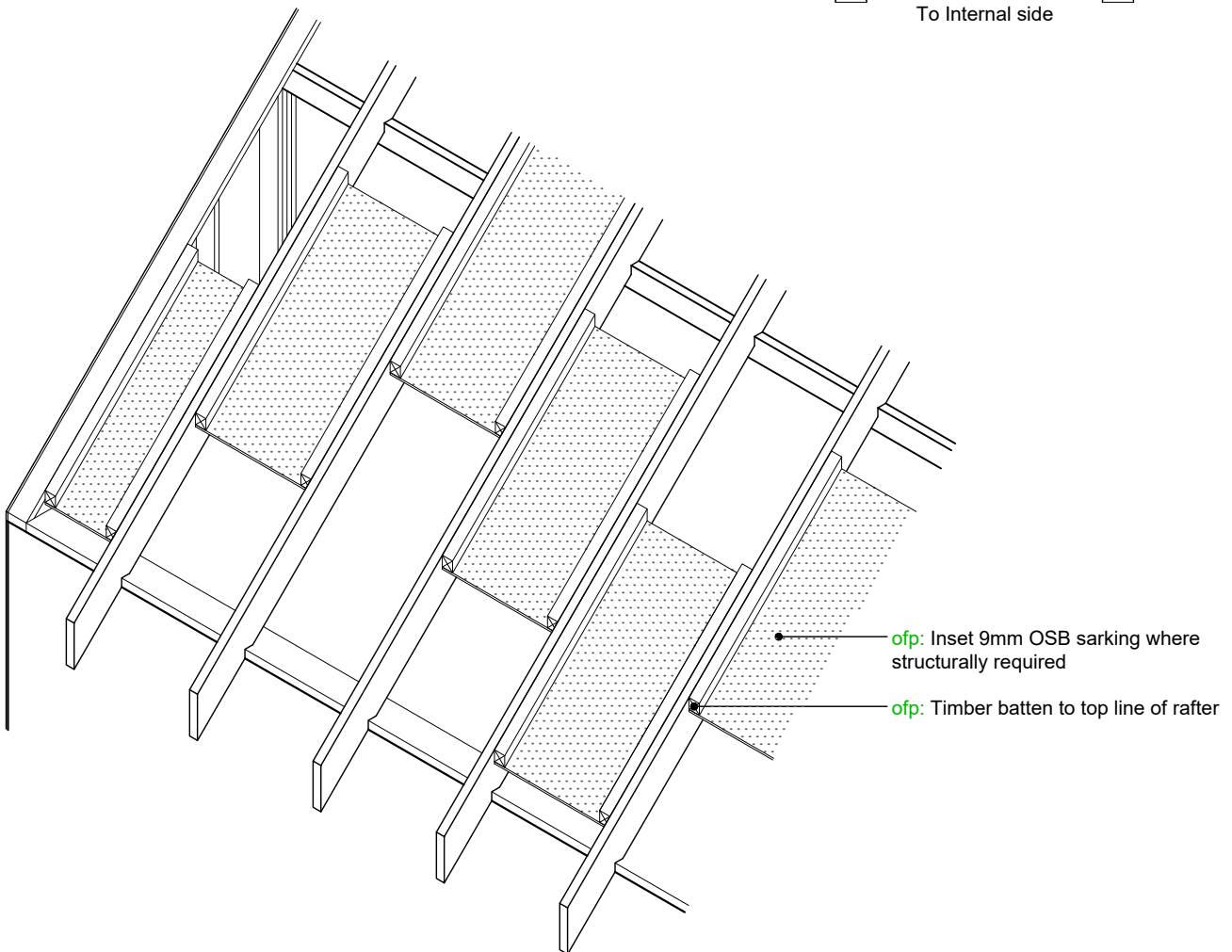
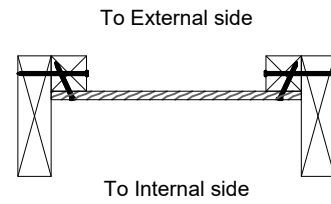
- Diagonal bracing located at every node (excluding supports) and nailed to every truss using 2 No. 3.35mm x 65mm galvanised nails.
- Diagonal brace offset 25mm from rafter to clear diagonal brace.
- Add noggin to spandrel for sufficient fixing room.
- Diagonal brace to fix to every gable and party wall to provide restraint.
- Diagonal bracing to be lapped over 2 trusses.



G-08: Loose rafter inset OSB sarking

• Fix battens using 3.35 x 90mm long galvanised wire nails at 250mm centres.

• Fix OSB using 3.0 x 50mm long galvanised wire nails at 200mm centres.





Section H: Services

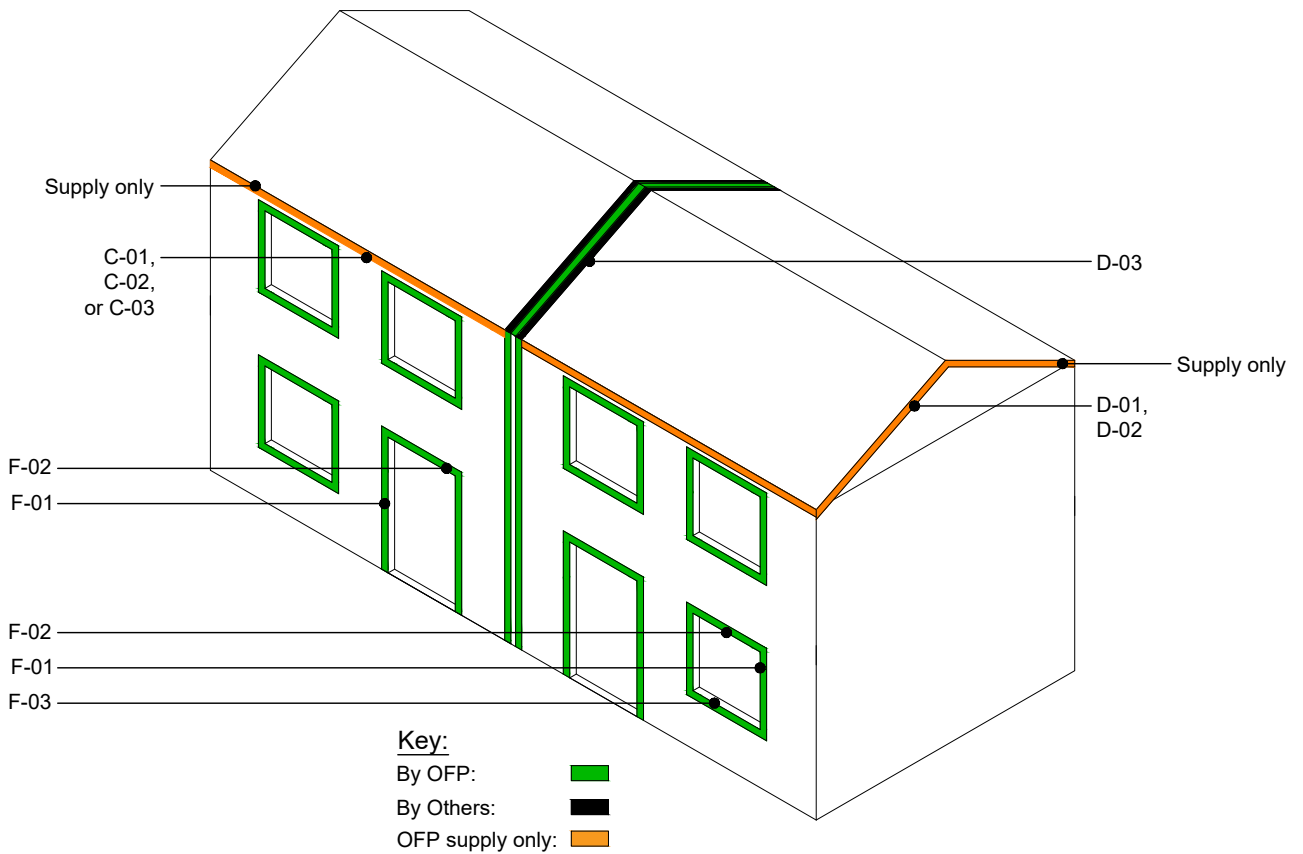
Follow on trade's details

- H-01 Cavity barrier locations
- H-02 Gas application Installation
- H-03 Electricity meter box
- H-04 Boiler Flue
- H-05 Drilling and notching of joists
- H-06 Drilling and notching of studs

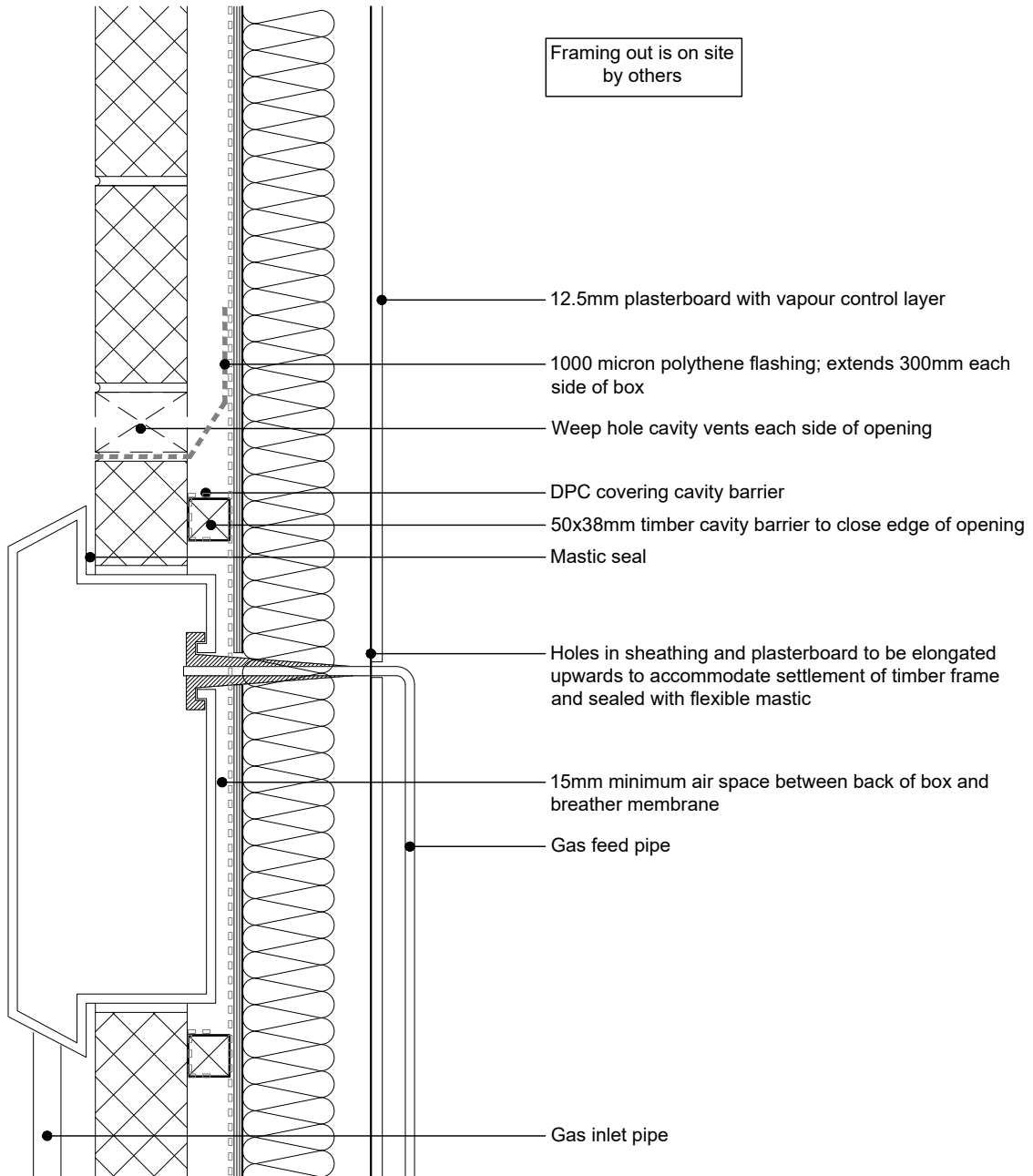
H-01: Cavity barrier locations

Refer to detail:

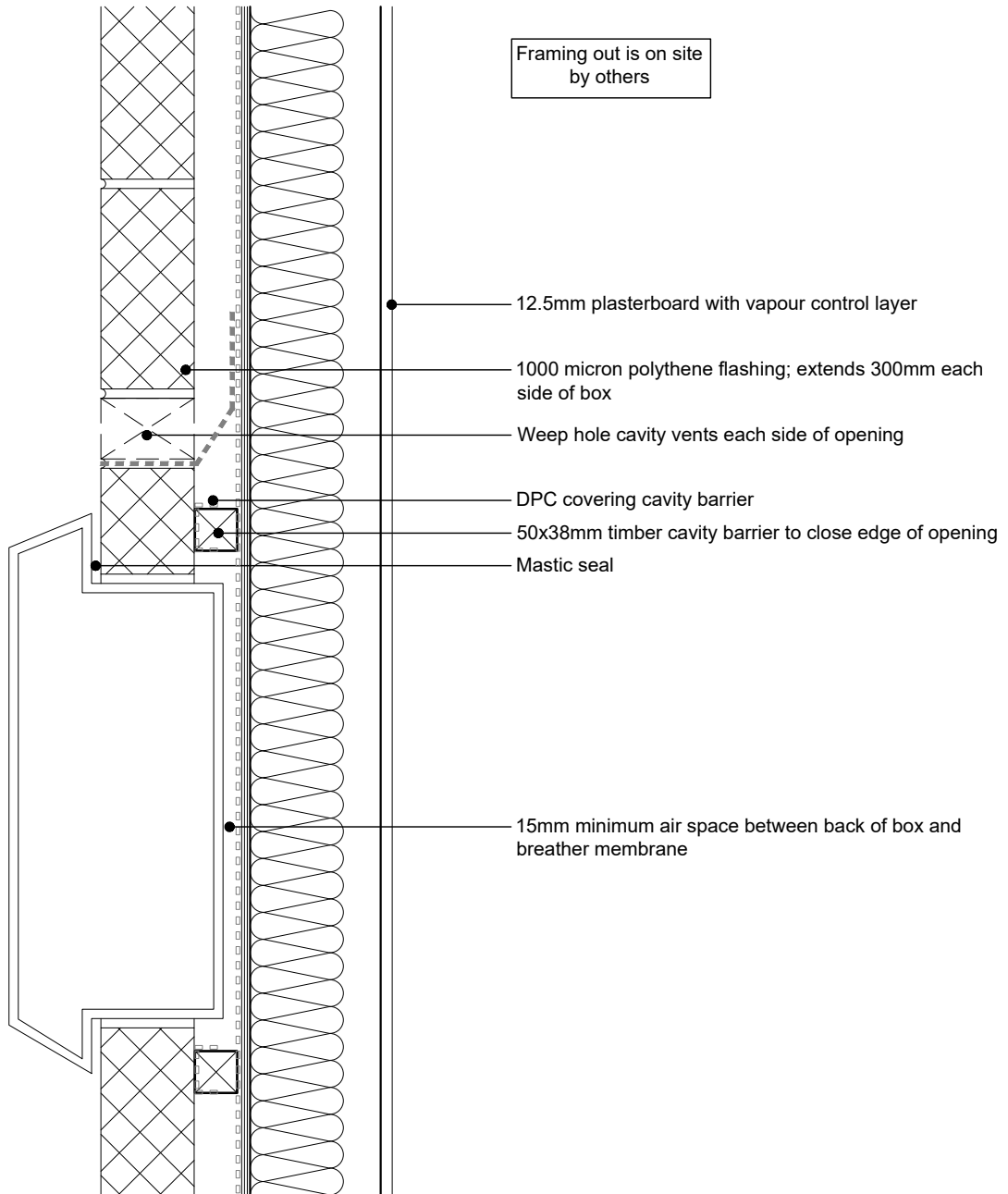
C-06 for party wall junctions at top floor ceiling level, C-07 where this location is stepped.
 D-04 in lieu of D-03 where trusses are perpendicular to party wall
 E-10, E-11, and E-12 for where internal party walls meet in plan.
 F-03 - Cavity barrier will be required at this location if not incorporated into window/cill.



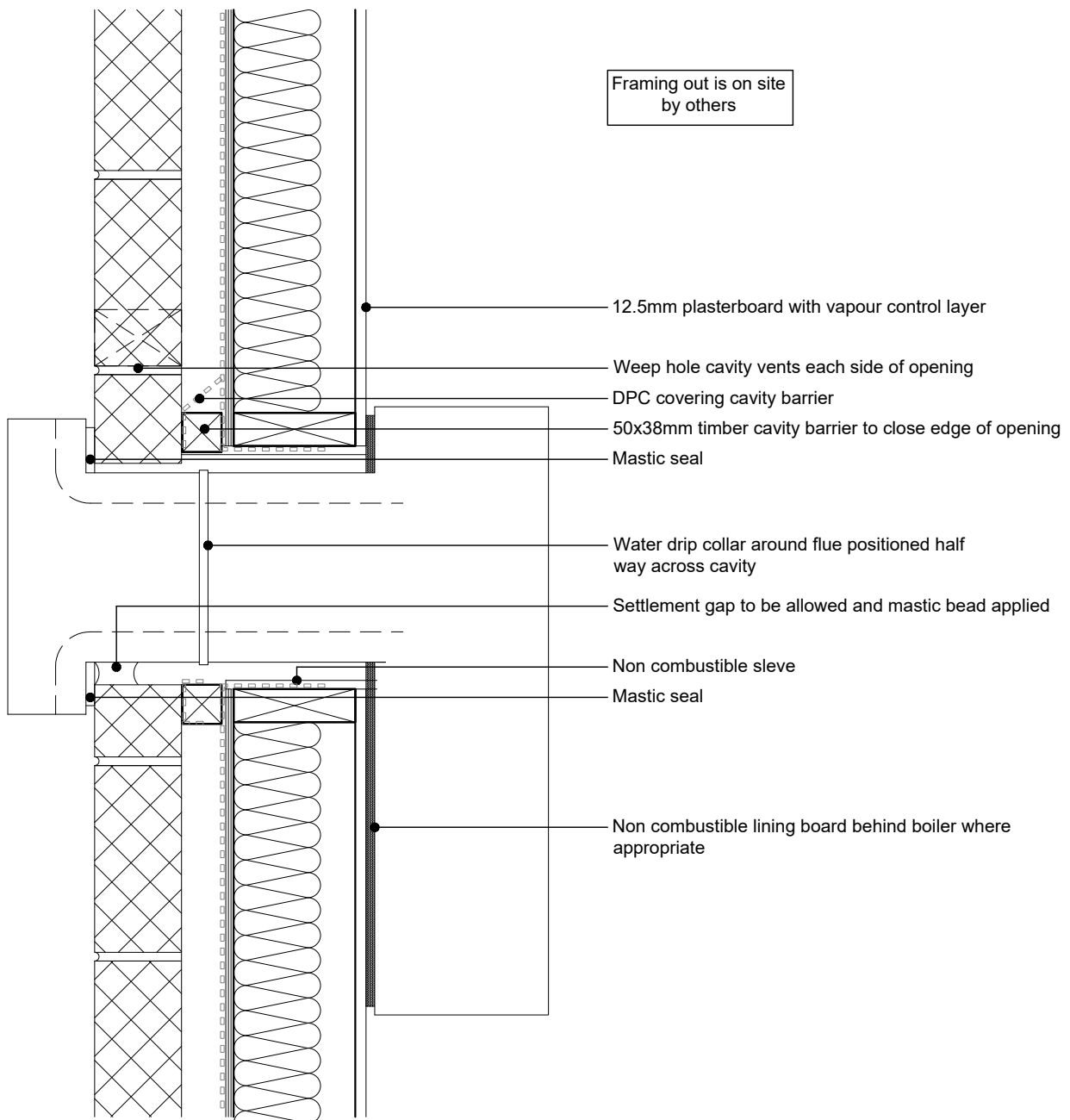
H-02: Gas installation location



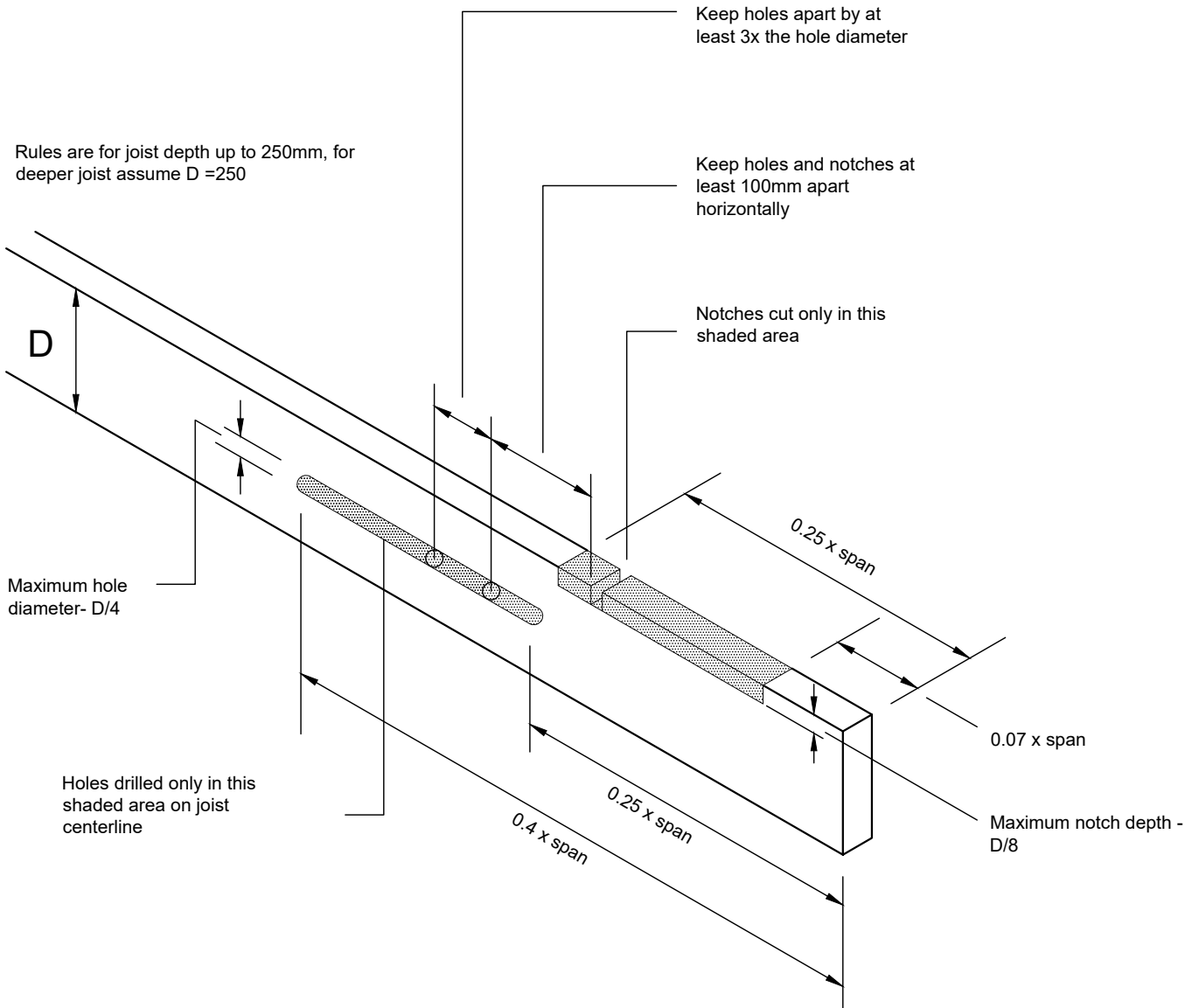
H-03: Electricity meter box



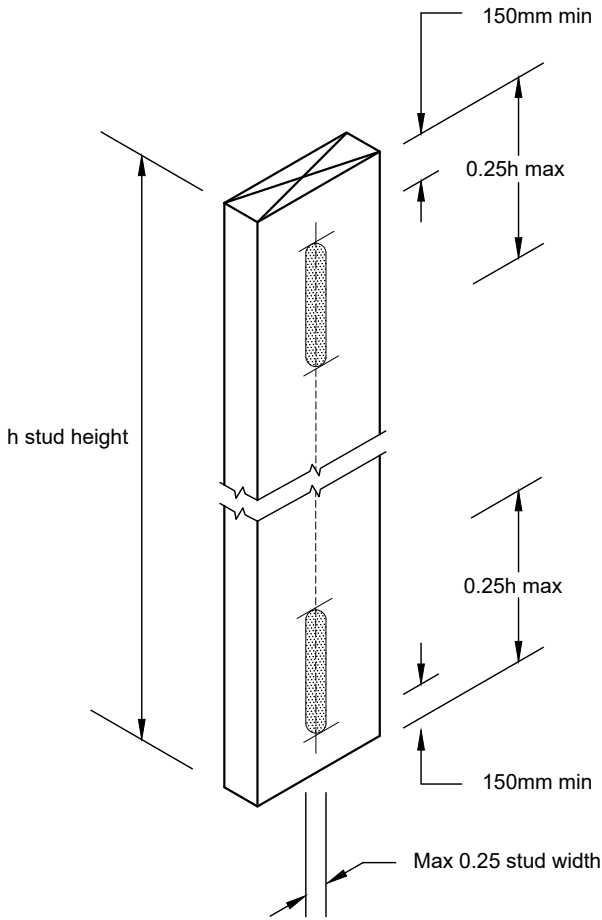
H-04: Boiler flue



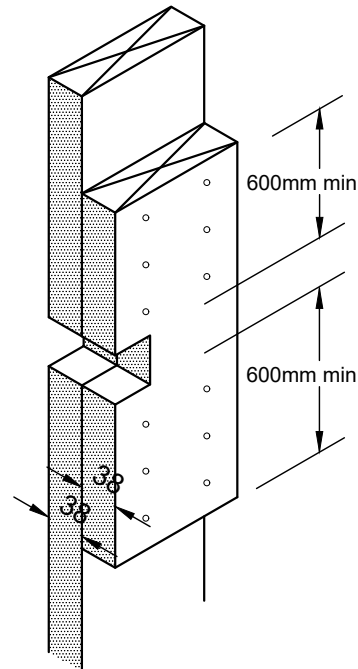
H-05: Drilling and notching of joists



H-06: Drilling and notching of studs



Stud frames should not normally be notched. When this is unavoidable then notches should be as small as possible and positioned towards the end of a stud.



Heavily loaded studs should be reinforced as shown.

If the notch is in a load bearing wall or a bank of cripple studs, this should be referred to the kit designer for approval.



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