

SUB FLOOR AND SITE CONDITIONS

Specifications for Installation of timber flooring

- The building must be weatherproof, warm and dry as in normal living conditions, before any timber is delivered to the property.
- All wet works such as masonry, concrete, screed, plaster and painting must be completed and thoroughly dried before any installation.
- Under floor heating systems to have been fully tested and run through a full heating cycle (see full details below).
- As a guide ceilings should be fully painted and walls must be at least mist-coated and under coated.
- Floor area must be clear of other trades during installation of the new floor.
- Relative air humidity in the property to be stable and between 50% - 65%.
- Room temperature to be 18 to 22 degrees.



SUBFLOORS

To be structurally sound, smooth, flat and level with a tolerance of +/-3mm over a 2 metre length in any direction for planks. For herringbone, chevron and other parquet floors the tolerance is +/- 2mm.

Plywood or chipboard sub-floors should be securely fixed to the joists at 300mm centres with staggered joints. The sheets should be tongue and grooved and glued together. Plywood must have a minimum thickness of 12mm for fixed floors and 18mm for floating floors or when used over under floor heating. Chipboard must be 18mm thick. Plywood or chipboard sub-floors should have a moisture content between 8-11%.

Existing floorboards should be level +/- 3mm per 2 linear metres. They should have a moisture content of 8-11%. They should be securely fixed to the joists with 2 screws minimum per board at

each joist fixing. Any damaged, damp or warped boards should be replaced. If the new floor is to run in the same direction as

the existing floorboards and is to be secretly nailed then we recommend that the floorboards are cross laid with 6mm plywood, screwed down into the floorboards. Where the floorboards are ground or lower ground level and run over a cellar or void over the ground, moisture levels must be verified and a moisture barrier considered. Concrete/Screed sub-floors should have a maximum moisture level of 4% and a Relative Humidity (ERH) of less than 70%. The screed must measure level +/- 3mm per 2 linear metres in all directions. In principle, allow 1 day of drying time for each millimetre thickness of screed.

UNDER FLOOR HEATING

All materials used in the preparation of the sub floor should be approved by the manufacturer of the under floor heating system. Preparation of the sub floor should be in line with the above guidance for sub floors.

A floor level thermostat should be installed to regulate the floor surface temperature, which must never exceed 27 degrees. Prior to installation of the flooring, the heating system needs to be run through a full on/off cycle which will normally take about 2 weeks to complete. The system should be switched on and the temperature increased in daily increments of 5 degrees until the maximum temperature is reached. The system should run at the maximum temperature for a minimum of 48 hours or until the sub floor moisture levels reach 2% or less. The system should then be cooled turning down the heat in the same steps as it was increased until a temperature of 18 degrees has been reached. The floor temperature should be maintained at 18 degrees for the whole of the installation period and for 7 days after the final coat of oil has been applied. The under floor heating should be switched off as soon as any floor protection is fitted and only switched on again when the protection is lifted.

FLOOR PROTECTION

DURING BUILDING WORKS

This remains the responsibility of the client and/or the main contractor. We recommend that floor areas should be fully covered using Pro-Card flooring paper taped at all the joins with low tack masking tape and then covered over with 3mm hardboard, also taped at all the joins. Any under floor heating should be switched off as soon as floor protection is fitted and only switched on again when the protection is lifted. In all cases we ask that the floor and installation work is fully checked and signed off as acceptable before the floor is protected. Any identified snagging works will be undertaken immediately.

Solid Floor will not be responsible for scratches / paint marks / damage etc to the floor after it has been signed off following installation. Repairs to a floor are not always possible and avoidance of damage should be the main priority. In any case further charges will be levied for any repair/cleaning works that may be required after the building works are completed.



POST BUILDING WORKS

Once the property is occupied the optimum relative air humidity levels, to minimize risk of timber shrinkage and movement is 50%. The use of programmable humidifiers, in each room, with wooden flooring, is advised. The surface temperature of the floor should

not be allowed to go below 10 degrees or above 27 degrees. We recommend that temperature changes, up and down, should be no more than 2 degrees per day. Sudden temperature changes will shock the floor.