



## **STANDARD TIMBER FRAME DETAILS**

The enclosed details are indicative of current practise of DJR and are issued as guidance only.

Any timber frame structure manufactured and supplied by DJR will be designed specifically for the project and will be detailed accordingly.

Construction of the timber frame must be carried out in accordance with drawings and details for construction.

All details must be read in conjunction with all relevant Architect's and Engineers Details.

We reserve the right to amend details to suit changes in building regulations and building practices.

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## Nailing Schedule

### Soleplates

32x3.75mm dia rustproofed square twisted  
Hilti NK 27 or 72 S12 or similar

2 per soleplate anchor  
600c/s or greater, soleplate & soleplate anchors

### External & Internal panels

50x3.0mm dia rustproofed plain head  
75x3.35mm dia rustproofed plain head

Sheathing to panel  
Bottom rail of panel to soleplate @ 300c/s and staggered  
All panel to panel junctions @ 600c/s  
Plasterboard noggins  
38x89 noggins to ceilings at head of parallel partitions  
Tee junction skew nail @ 600c/s

90x4mm dia rustproofed plain head

### Walls/miscellaneous

75x3.35mm dia rustproofed plain head  
40x2.65mm dia stainless steel ringed shank  
Galvanized staples  
Stainless steel staples

Timber firestop battens to timber frame  
Loose brick ties to external panels  
Polythene vapour barrier to external panels  
60x65 mineral wool cavity barrier to external panels

### FLOORS

90x4mm dia rustproofed plain head  
  
75x3.35mm dia rustproofed plain head  
32x3.75mm dia rustproofed square twist  
60x3.35mm dia rustproofed ringed shank

Joist to header  
Stitching headers and joists to panels  
Solid strutting to joists  
Herring bone strutting to joists  
Joists and trimmers to hangers  
Decking to joists in accordance with manufactures recommendations Generally @ 150mm c/s

Timber Frame  
Standard details

## Nailing Schedule

### Roof

65x3.35mm dia rustproofed plain head

75x3.35mm dia rustproofed plain head

90x4mm dia rustproofed plain head

65x3.35mm dia rustproofed lost head  
40x2.36mm dia rustproofed lost head  
32x3.75mm dia rustproofed square twisted

40x3.35mm dia rustproofed clout nails

### External joinery

32x3.75mm dia rustproofed square twisted

Vent to fascia  
Tiling battens and counter battens to rafters  
Tilt ply to rafters  
Wind bracing to trusses and peak panels  
Plasterboard noggins  
Eaves framing to rafters, external panels etc.  
Spandrel panels to external panels below  
38x89 ceiling batten to spandrel panel  
Blockings to base of spandrel panel to take wind bracing  
Ditto to flank walls  
Verge sprocket to trussed rafters  
Verge sprocket to verge rafter  
Tank stand material  
Fascias, bargeboards and any other exposed items  
Soffit ply to bearers/sprockets  
Truss clips to trusses and wallplates  
Truss hangers to trusses  
Sarking felt to rafters

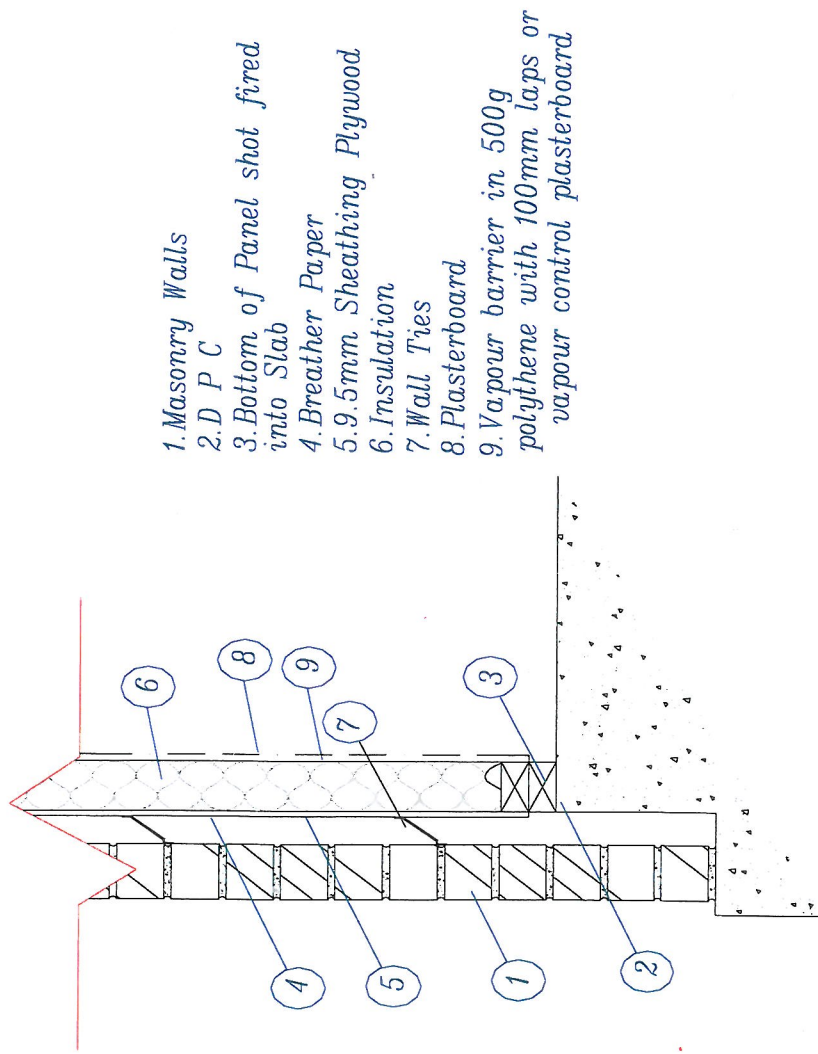
Frame cramps to windows/doors and external panels

**Timber Frame  
Standard details**

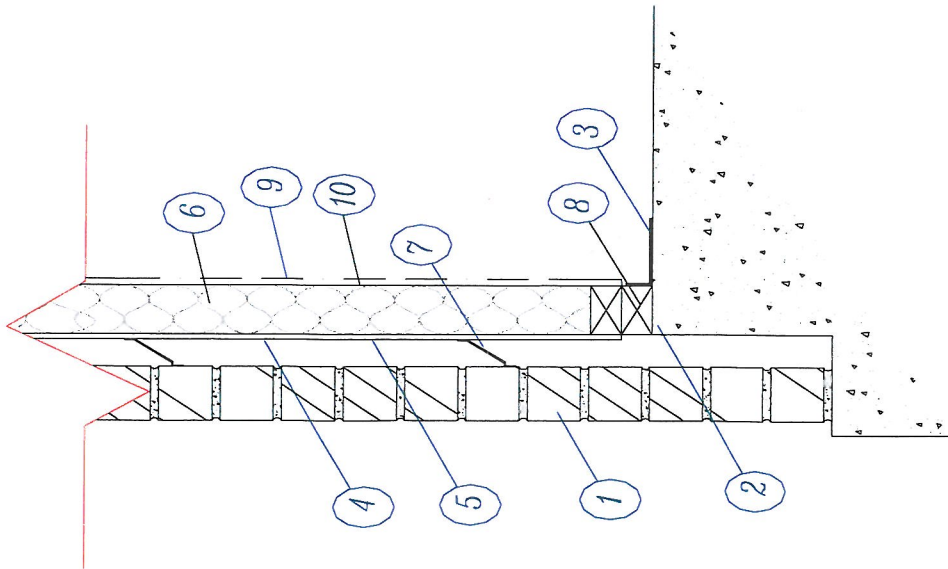
## Soleplate Fixing

### External Soleplate fixing

1. Anchor plate to concrete floor using Hilti nails shot fired at centres as shown on soleplate layout
2. DPM is to be adequately lapped with DPC
3. Soleplates must be level, square & straight. Any mortar bed used for levelling must not exceed 20 mm
4. Butt joints in soleplate should not coincide with joints in panels



## Soleplate Fixing



1. Masonry Walls

2. D P C

3. Soleplate Anchors

4. Breather Paper

5. 9.5mm Sheathing Plywood

6. Insulation

7. Wall Ties

8. Soleplate

9. Plasterboard

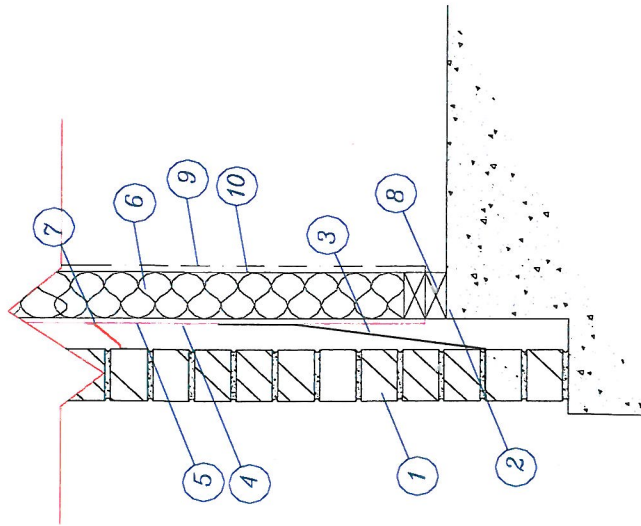
10. Vapour barrier in 500g polythene with 100mm laps or vapour control plasterboard

## External Soleplate fixing

1. Anchor plate to concrete floor using soleplate anchors, fixed as per nailing schedule
2. DPM is to be adequately lapped with DPC
3. Soleplates must be level, square & straight. Any mortar bed used for levelling must not exceed 20 mm
4. Butt joints in soleplate should not coincide with joints in panels
5. Soleplate anchors nailed @ 800c/s unless stated & each side of openings

Timber Frame  
Standard details

## Soleplate Fixing



1. Masonry Walls
2. D P C
3. Restraint strap
4. Breather Paper
5. 9.5mm Sheathing Plywood
6. Insulation
7. Wall Ties
8. Soleplate
9. Plasterboard (supplied by others)
10. Vapour barrier in 500g polythene with 100mm laps or vapour control plasterboard

## Restraint strap fixing

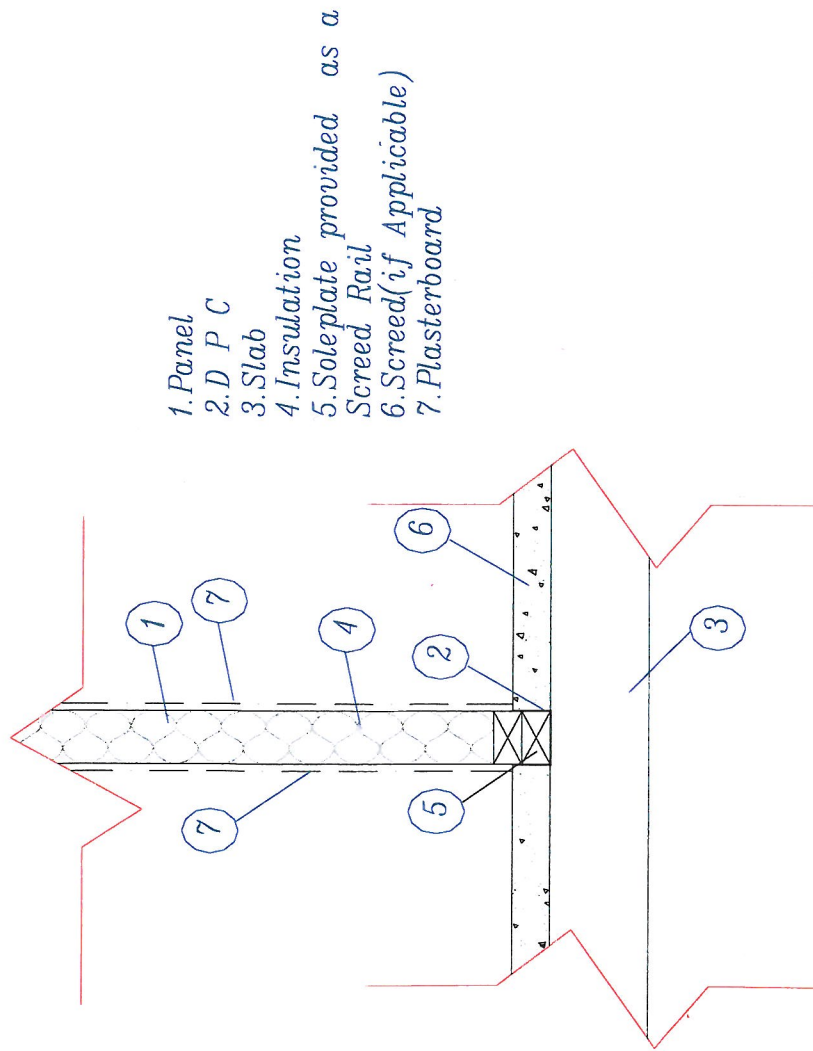
1. Anchor plate to concrete floor using Hilti nails shot fired at centres as shown on soleplate layout
2. DPM is to be adequately lapped with DPC
3. Soleplates must be level, square & straight. Any mortar bed used for levelling must not exceed 20 mm
4. Butt joints in soleplate should not coincide with joints in panels
5. Restraint strap Must be screwed to masonry & timber frames, nailing is not acceptable To be spaced no more than 2m c/s

**Timber Frame  
Standard details**

## Soleplate Fixing

### Internal Soleplate fixing

1. To be fixed as external panels
2. Soleplates must be level, square & straight. Any mortar bed used for levelling must not exceed 20 mm
3. Butt joints in soleplate should not coincide with joints in panels
4. Soleplate anchors nailed @ 800c/s unless stated & each side of openings

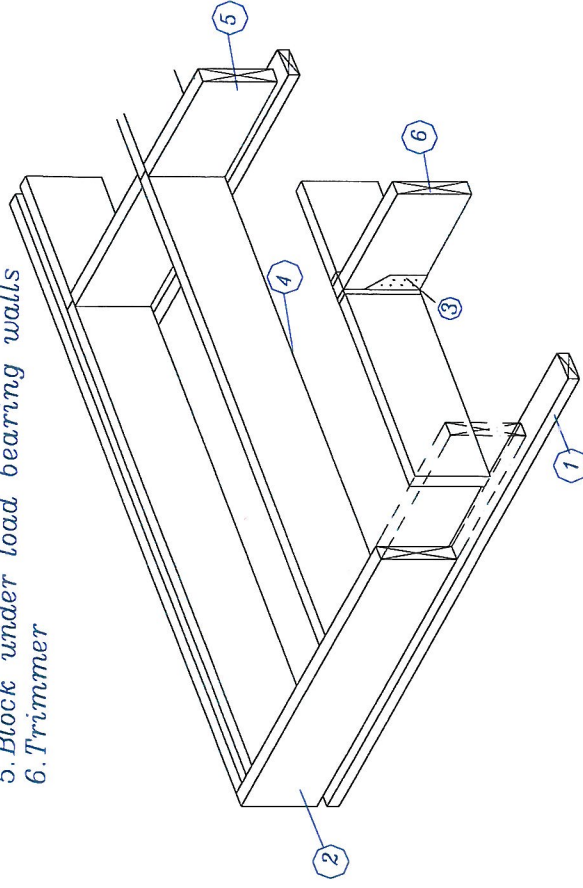


Timber Frame  
Standard details



## Joist fixing

1. Soleplate or topplate
2. Rimboard
3. Hanger
4. Traditional joist
5. Block under load bearing walls
6. Trimmer



## General notes

1. Actual joist positions and sizes to be in accordance with joist layout drawings provided
2. Rimboard on standard joists are to be flush with O.S.B of panels, Rimboard on LPI joists are to be flush with panels
3. Where non-loadbearing partitions run parallel with joists noggins are required underneath
4. One run of solid strutting is required if the joist span exceeds 2.4m, if it exceeds 4.5m then two runs of solid strutting will be required.  
LPI joist's do not require strutting

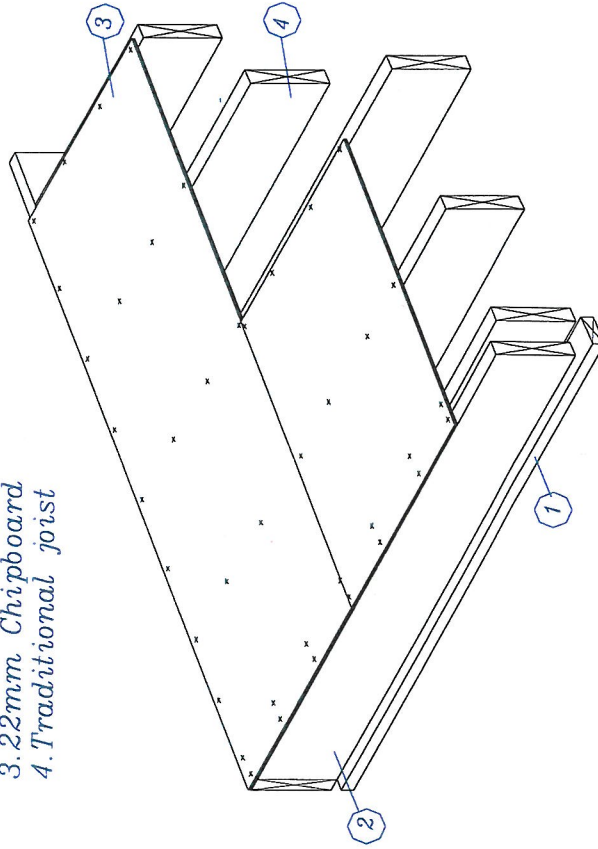
**Timber Frame  
Standard details**

## Chipboard decking fixing

### General notes

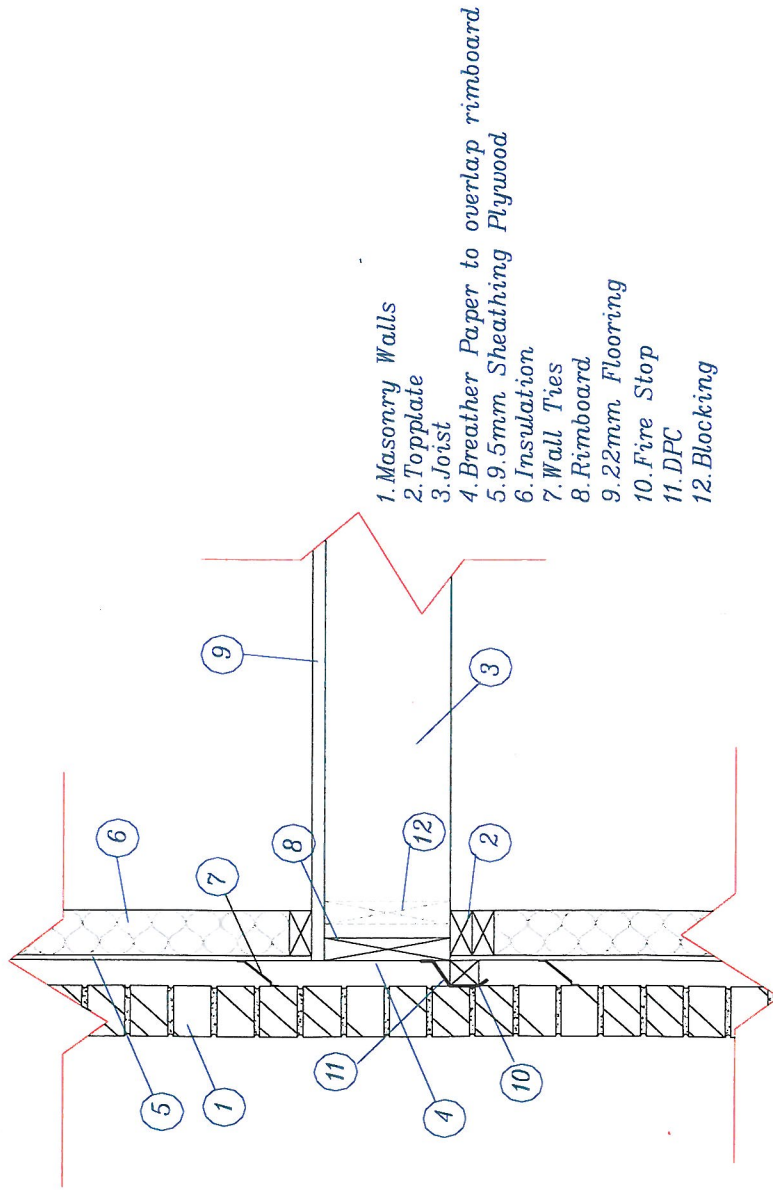
1. Actual joist positions and sizes to be in accordance with joist layout drawings provided
2. Flooring to edge of rimboard
3. All T & G edges to be glued using water resistant PVA
4. Maximum nailing around perimeter is 300mm c/s
5. Maximum nailing along joists is 400mm c/s
6. Nails to be punched 2mm below surface of decking

1. Soleplate or topplate
2. Rimboard
3. 22mm Chipboard
4. Traditional joist



Timber Frame  
Standard details

## External wall first floor junction



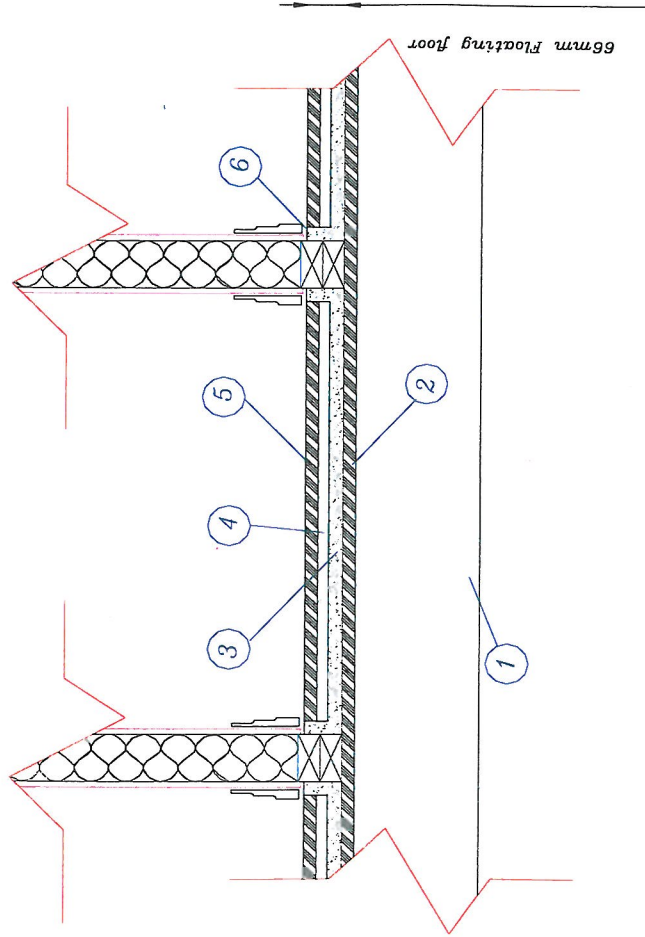
## General notes

1. Actual joist positions and sizes to be in accordance with joist layout drawings provided
2. Breather paper is to overlap rimboard
3. Rimboard on standard joists are to be flush with O.S.B of panels, Rimboard on LPI joists are to be flush with panels
4. DPC is to be used to cover fire stop
5. If a joist is running parallel with the external wall, then the joist must be situated half on the wall & half of the wall to allow plasterboard to be fixed
6. Blocking is only required when 140mm panels are used (between each joist)

## Timber Frame Standard details

## Floating Floor

1. Joist's
2. 22mm chipboard
3. 25mm fibreglass slab
4. 19mm plasterboard plank
5. 22mm chipboard
6. 3mm space between skirting & floor with resilient seal

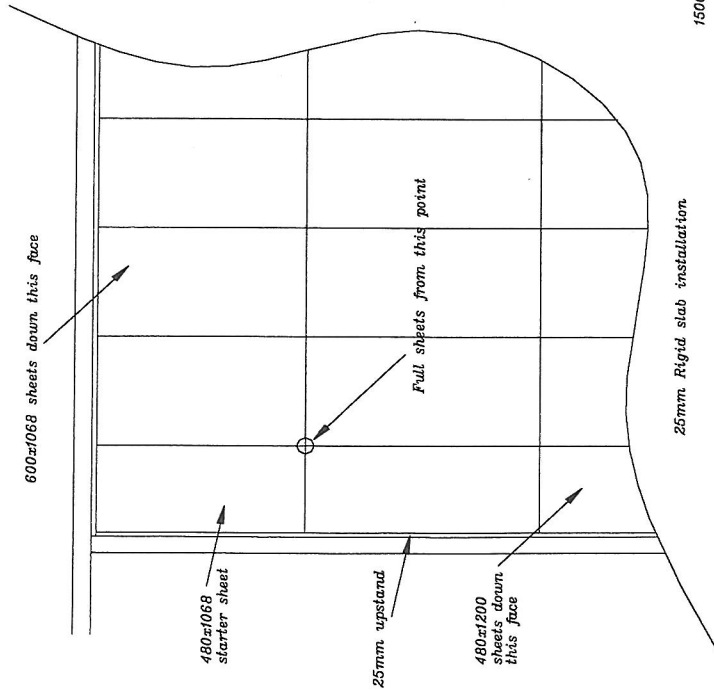


## General notes

1. A 10mm expansion gap is to be left around perimeter walls and abutments
2. All T & G edges to be glued using water resistant PVA
3. Chipboard to be bonded to 19mm plasterboard plank with 9mm dabs at 300 c/s of gyproc sealant
4. Joints between chipboard and plasterboard to be staggered, and board directions reversed
5. 25mm fibreglass rigid floor slab density 75kg/m<sup>3</sup> turned up at edges against walls

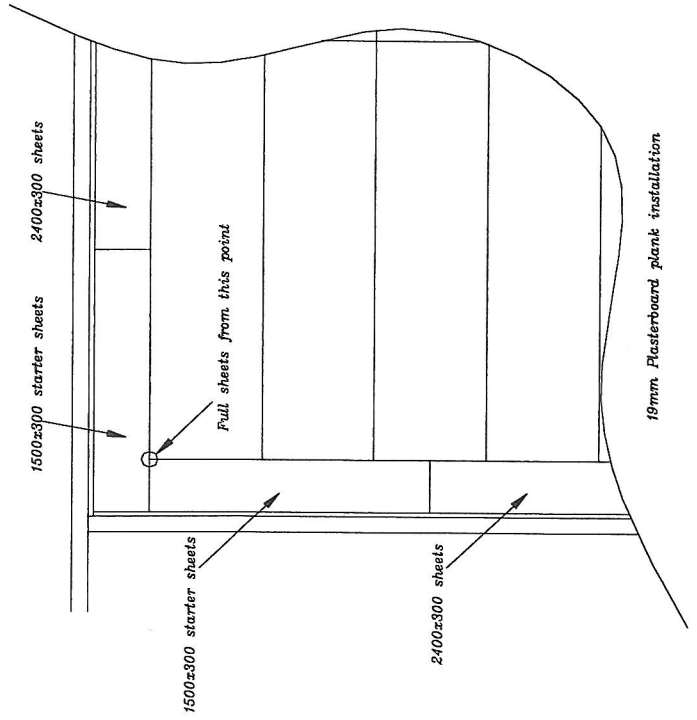
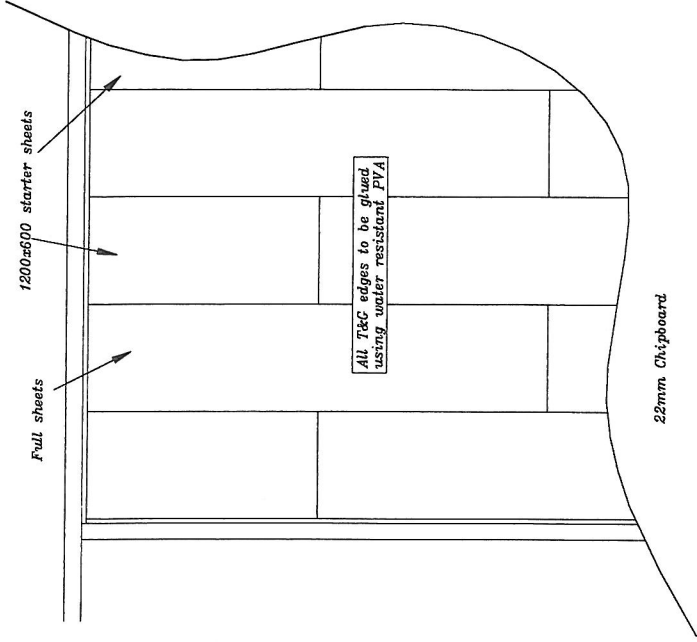
Timber Frame  
Standard details

# Floating Floor installation details



92mm 'off cuts' from cut sheats to be used to form 25mm upstand's round panels & partitions

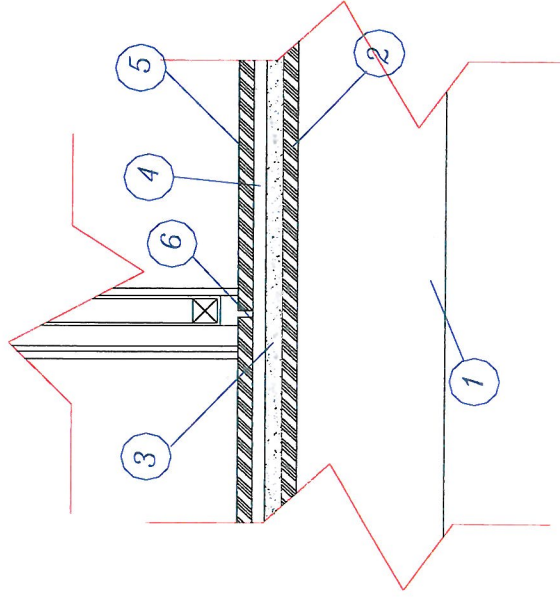
ways ensure that slab, plasterboard planks & chipboard ar started from same corner of area to be covered.



# Timber Frame Standard details

## Floating Floor

1. Joist's
2. 22mm chipboard
3. 25mm fibreglass slab
4. 19mm plasterboard plank
5. 22mm chipboard
6. 10mm expansion gap



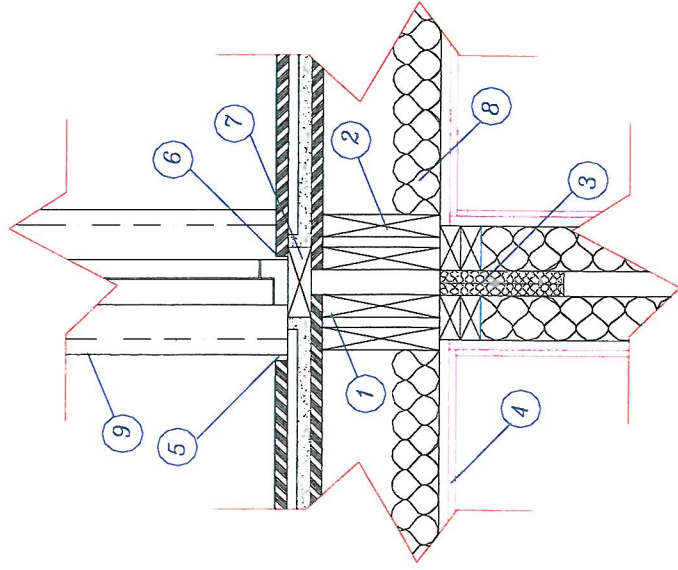
## Internal door threshold detail

1. 10mm expansion gap provided within the 22mm t & g chipboard decking, located under internal door
2. Expansion gap can be filled with appropriate compressible material if required, by others

Timber Frame  
Standard details

## Floating Floor

1. Header joist
2. Solid blocking between joists
3. 50x300mm wide wire reinforced mineral wool cavity barrier
4. plasterboard
5. 10mm space between door
6. 3mm space between skirting & floor with resilient seal
7. 38x140mm support for door frame
8. 100mm fibreglass insulation
9. Plasterboard to local authority's requirements



## Flat entrance door threshold

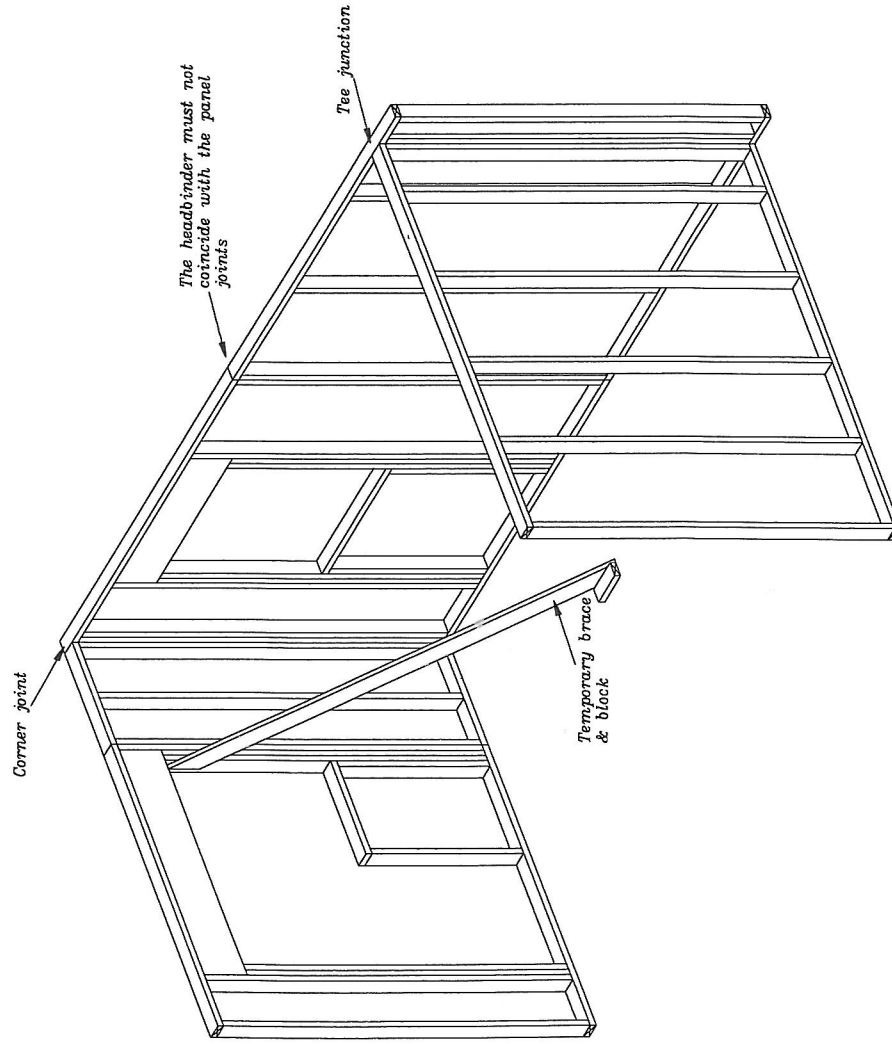
1. 10mm space between door frame and floor finish to have a resilient seal
2. 38x140mm batten to provide support for door frame sill, skew nailed to joists
3. Flat entrance door to be fire resistant to local authority requirements

Timber Frame  
Standard details

## Panel erection

### General notes

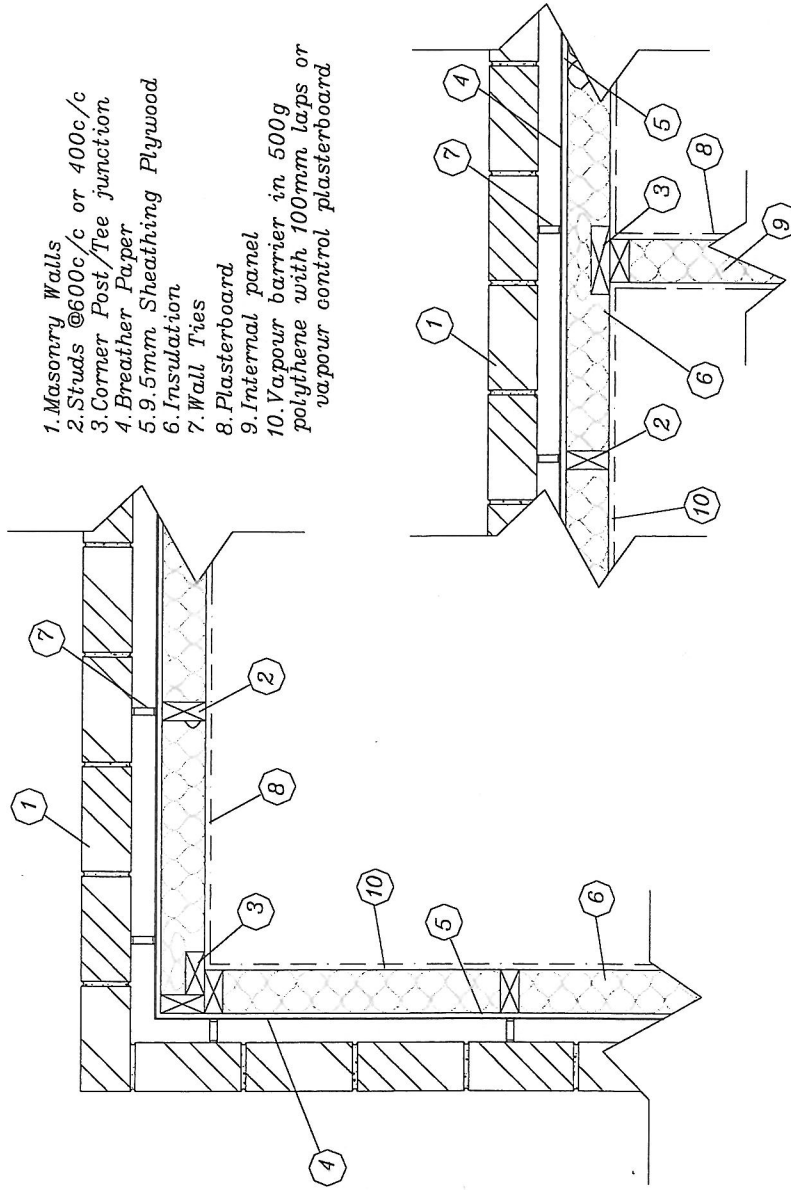
1. Set out panels in accordance with panel layout supplied with working drawings
2. External panels the sheathing is on the external side
3. Check working drawings when positioning internal panels which have ply to see what side to position the ply
4. Ensure that panels forming walls are straight and plumb before fixing in permanent position
5. Fix temporary wall braces to each butt joint and at a maximum 4m ctrs, during the erection sequence



**Timber Frame  
Standard details**



## Panel erection



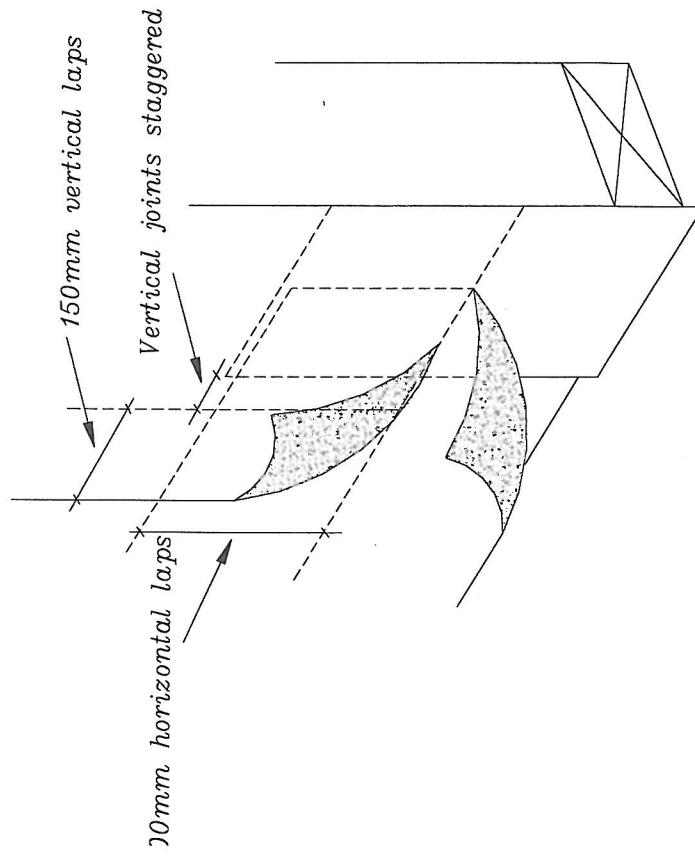
## General notes

1. When panels meet at butt joints, corner joints or tee joints, nail vertically at 300c/s
2. Nails to be staggered 30mm on butt joints from edge of frame
3. Nails to be staggered 20mm on corner joints and tee joints from edge of frame
4. When internal panels run parallel with joists or trusses, noggins are required to be nailed at 90 deg to bottom of joists or trusses and to top of panel. 2 nails are required into top of panel
5. Noggins are to be spaced at 600c/s

## Breather paper

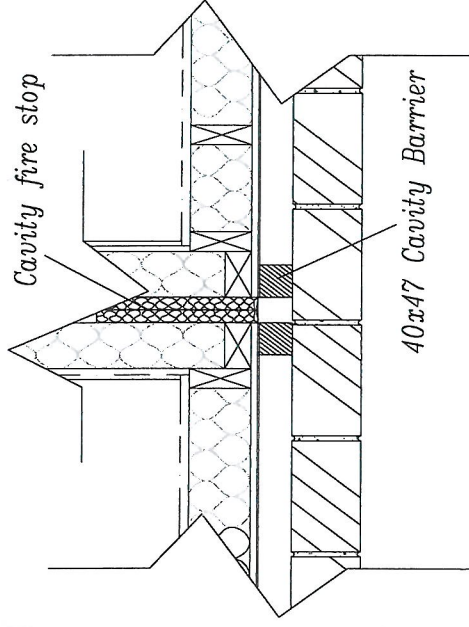
### General notes

1. Fix breather paper in horizontal layers with a minimum of 100mm laps over lower layers to ensure run-off
2. Vertical joints must have a minimum lap of 150mm
3. Vertical joints should be staggered wherever possible
4. Breather paper must continue a minimum of 25mm below the lowest timber member
5. Breather paper may not be used as a DPC



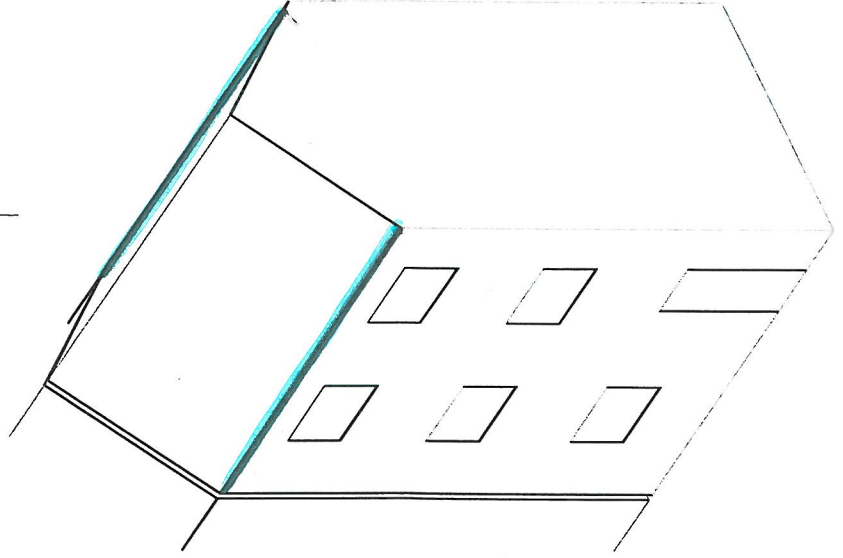
## Timber Frame Standard details

## Cavity barrier



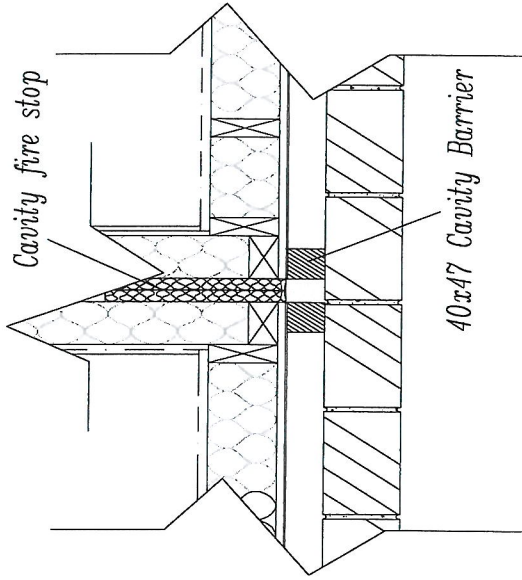
## Dwelling houses

1. Cavity barrier at verge and eaves. Link eaves and verge cavity barriers
2. Fire stopping required at junction of wall and external wall and roof
3. 40x47 sw batten around windows, doors and extract fans etc
4. Cavity barrier at party walls as shown on section
5. It is essential that the continuity of cavity barriers is maintained at eaves level
6. 50x300mm wide wire reinforced mineral wool cavity fire stop between timber frame walls



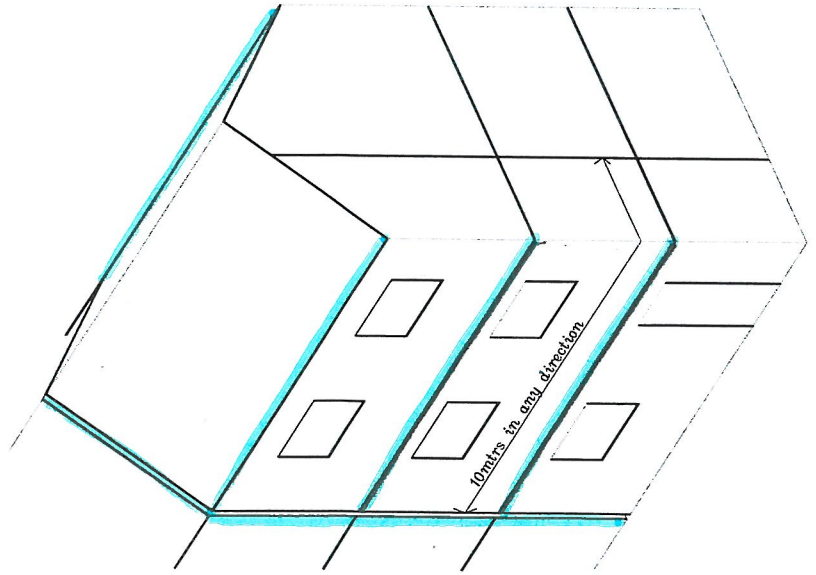
**Timber Frame  
Standard details**

## Cavity barrier



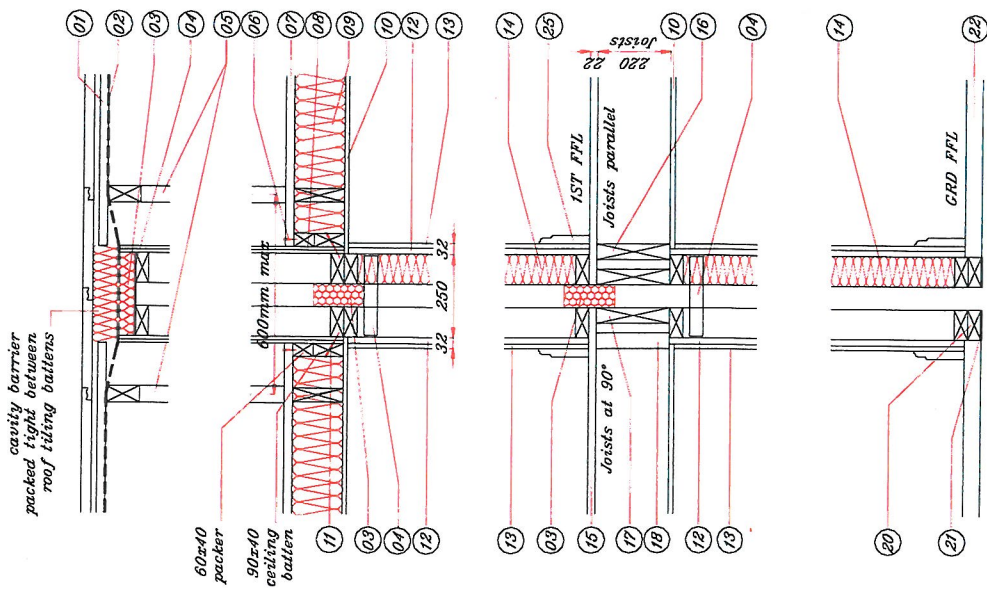
## Except Dwelling houses

1. Cavity barrier at verge and eaves. Link eaves and verge cavity barriers
2. Fire stopping required at junction of wall, external wall and roof
3. 40x47 sw batten around windows, doors and extract fans etc
4. Cavity barrier at compartment walls and floors
5. It is essential that the continuity of cavity barriers is maintained at eaves level
6. 50x300mm wide wire reinforced mineral wool cavity fire stop between timber frame walls



## Timber Frame Standard details

## Party walls

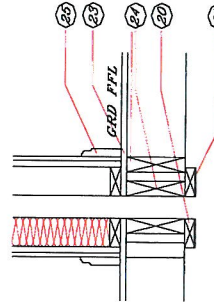


## Party walls

- Where timber joists are at right angles to the party wall, full joist-depths blocking should be installed between each joist on the line of the edge of the lining to the wall to the block air paths. The blocking should be nailed to the wall plates above and below. The outer joists should be blocked tightly to the perimeter walls.

- Party wall*
- 25x98 tiling battens.
  - Roof sarking felt.
  - 50x300mm wide wire reinforced mineral wool cavity barrier.
  - 3x40x240mm galv. ms straps at 1200mm c/c fixed with 40x2.65mm galv nails.
  - Roof trusses at 600mm c/c max.
  - 75x3.35mm galv. nails.
  - 2No. layers of 12.5mm plasterboard fixed to break joint.
  - 25x100mm binders.
  - Roof insulation.
  - 12.5mm ceiling plasterboard.
  - Batten fixing.
  - 19mm plasterboard plank.
  - 12.5mm plasterboard.
  - 90mm thermal insulation in one leaf of party wall only.
  - Standard flooring finish.
  - Double spaced floor joists.
  - Header joist.
  - Solid blocking between joists.
  - 12.5mm ceiling plasterboard.
  - Preservative treated soleplate.
  - DPC (Damp Proof Course).
  - Floor finishes as required.
  - Suspended timber floor finish.
  - Suspended timber floor joists.
  - Timber starting.

## Timber Frame Standard details

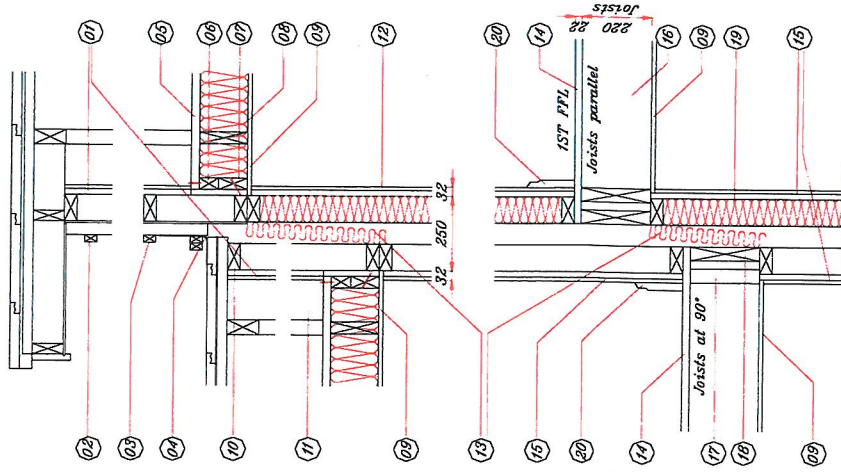


*ALTERNATIVE WITH SUSPENDED TIMBER GROUND FLOOR*

*VERTICAL SECTION THROUGH PARTY WALL AND COMPARTMENT FLOOR*

## Party walls

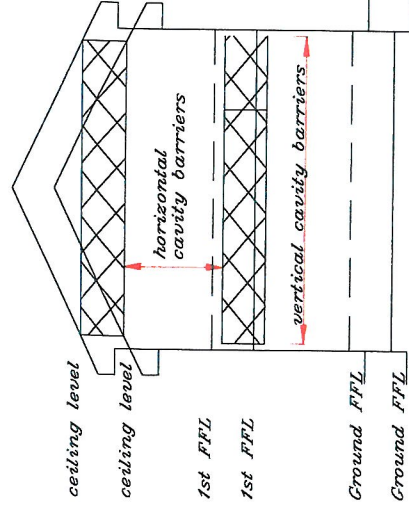
- Steps and staggers*
01. 12.5mm plasterboard on 19mm plank with staggered joints.
  02. Plain vertical tiling on 38x25mm tiling battens on 47x40mm counter battens.
  03. Supatux sheathing finished with breather paper.
  04. Lead flashing dressed up behind tiling battens.
  05. 25x100mm ceiling tie bracing.
  06. 60x40mm packer.
  07. 90x40mm batten.
  08. Roof insulation.
  09. 12.5mm ceiling plasterboard.
  10. 38x89mm support batten.
  11. Party wall roof const. as details.
  12. 19mm plank and 12.5mm plasterboard layers to extent of staggered timber frame.
  13. 50mm thick wire reinforced mineral wool cavity barrier to extend across the full change of levels at 1st floor and ceiling heights.
  14. Standard flooring finish.
  15. 19mm plank and 12.5mm plasterboard.
  16. Double spaced joists.
  17. Solid blocking between joists.
  18. Header joist.
  19. 90mm thermal insulation in one leaf of party wall.
  20. Skirting.



*VERTICAL SECTION THROUGH STEPPED PARTY WALL*

## Steps and staggers

1. Wall area between roofs to have half hour fire resistance externally and to be finished with light weight cladding



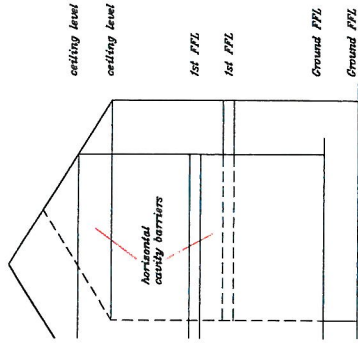
*Diagram showing positions of Cavity barriers and Fire Stops*

**Timber Frame  
Standard details**

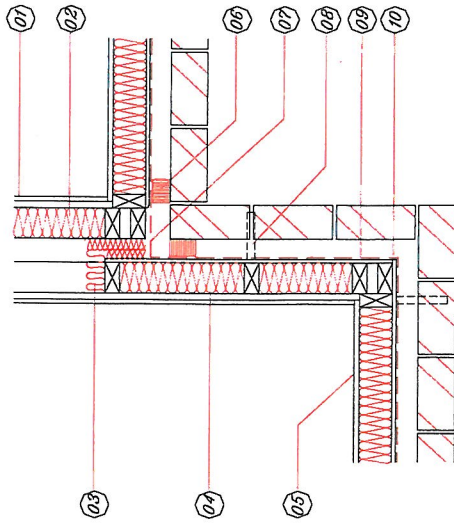
## Party walls

### stagers

1. Wall area between roofs to have half hour fire resistance externally and to be finished with light weight cladding



*Plan showing positions of cavity barriers and Fire Stops*

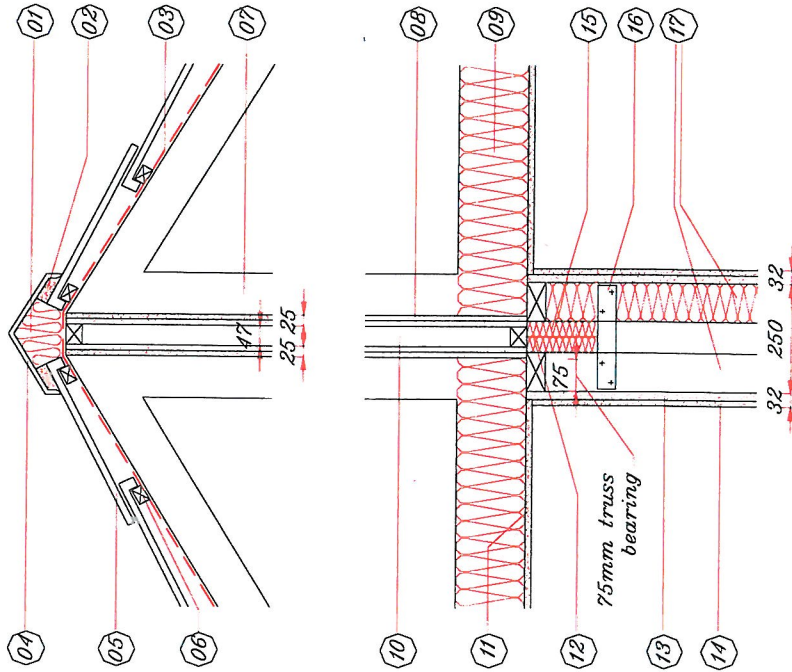


*PLAN SECTION THROUGH STAGGERED PARTY WALL*

#### *Stagers*

01. 19mm plank and 12.5mm plasterboard layers.
02. 90mm thermal insulation to one leaf of party wall only.
03. 50x300mm wide wire reinforced mineral wool cavity barrier.
04. 90mm thermal insulation in external wall timber studwork.
05. Plasterboard and vapour barrier.
06. External wall mineral wool cavity barrier.
07. 600mm wide band of site-fixed breather paper.
08. Timber frame brick wall ties.
09. Sheathing layer and breather paper membrane.
10. 300mm wide band of site-fixed breather paper.

## Party walls



*COMPARTMENT WALL THROUGH  
ROOF SPACE*

### LEGEND

01. Ridge fire-stopping with flexible mat mineral wool insulation, to comply with B.S. 3958.
02. Continuous roof tile edge bedding.
03. Roof sarking felt.
04. Universal angle ridge tile.
05. Concrete interlocking tiles.
06. 25x38mm tiling battens.
07. Trussed rafters.
08. 38x47mm stud wall covered with 2 layers 12.5mm plasterboard, to both sides, laid with staggered joints before panels are lifted into position and before roof trusses are erected.
09. Roof insulation.
10. Compartment wall frame constructed from Wolman vacuum-treated 38x47mm timber studs at 600mm c/c.
11. 12.5mm ceiling plasterboard.
12. Nog out the cavity at 1200mm c/c max. to provide required support for the compartment stud wall frame.
13. 19mm plasterboard plank.
14. 12.5mm plasterboard.
15. 50mm thick x 300mm wide wire reinforced mineral wool cavity barrier wall/ext. wall junctions, fixed with 40x2.65mm galv. nails.
16. 3x40x240mm galv. m.s. straps at party wall.
17. 38x89mm timber studwork wall panels, with 80mm thermal insulation flexible strips hand pressed between studwork. Insulation only required in one leaf of compartment wall.

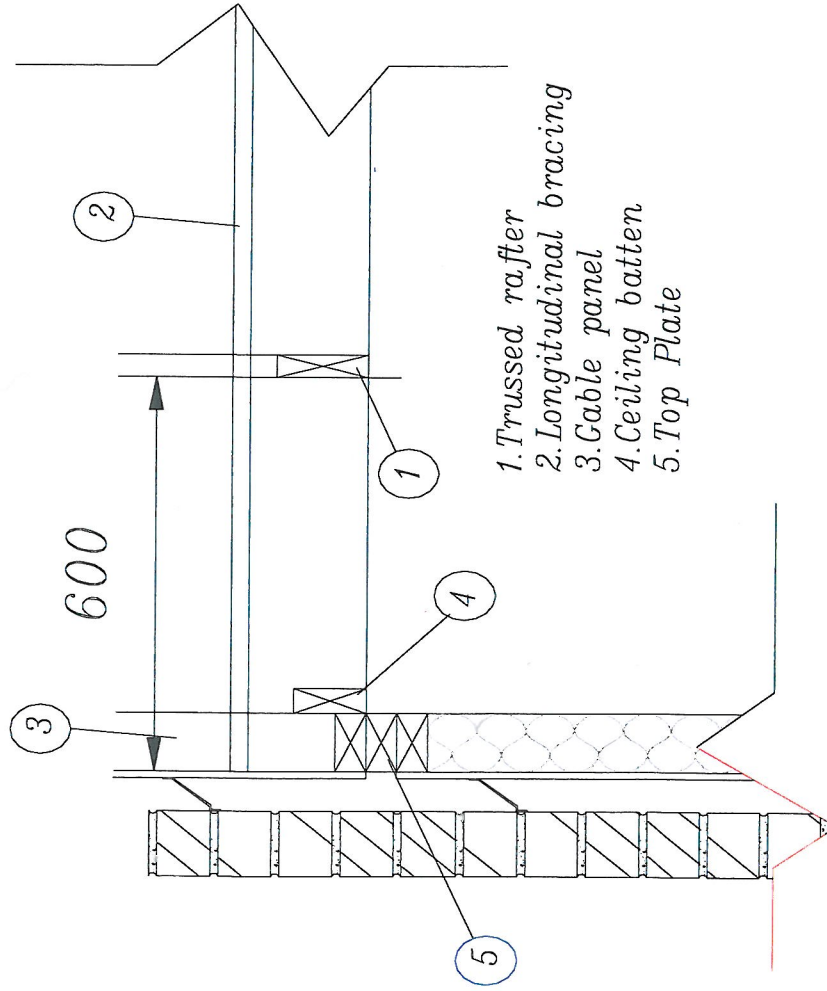
**Timber Frame  
Standard details**



## Roof

### Setting out

1. Put Noggins between studs to be able to fix longitudinal bracing
2. This setting out is only for standard truss types, if attic trusses or raised tie trusses are to be used then the truss is to be positioned 50mm away from the gable end
3. See Truss layout provided with working drawings for setting out of trusses, metalwork and loose infill

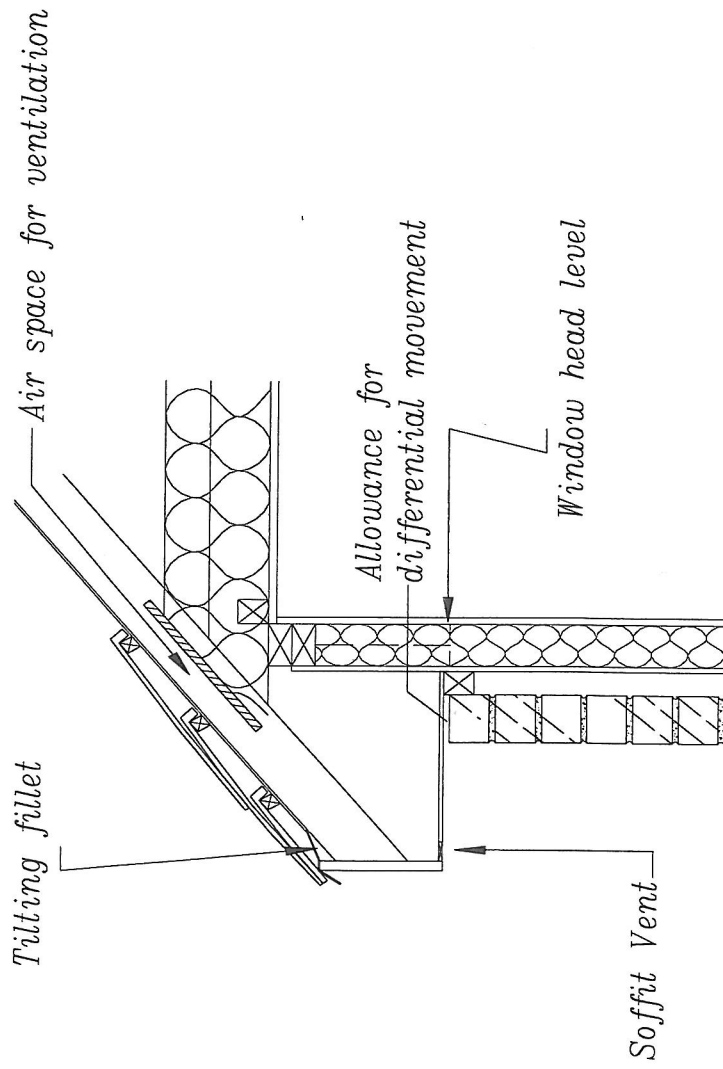


**Timber Frame  
Standard details**

## Eaves

### General notes

1. This detail will vary depending on the pitch of the roof, the projection required and the soffit level, which in turn is often related to the window head level.
2. The relevant points to consider are:
  - \*Ventilation to roof space via soffit or proprietary over-eaves vents
  - \*Adequate tilting to eaves tile to maintain the tile line
  - \*The underlay extends into the gutter
  - \*Any cavity between the cladding and the timber frame wall is closed at the top by an appropriate cavity barrier
  - \*Roof insulation does not inhibit roof ventilation
  - \*Adequate precautions are taken to prevent differential settlement

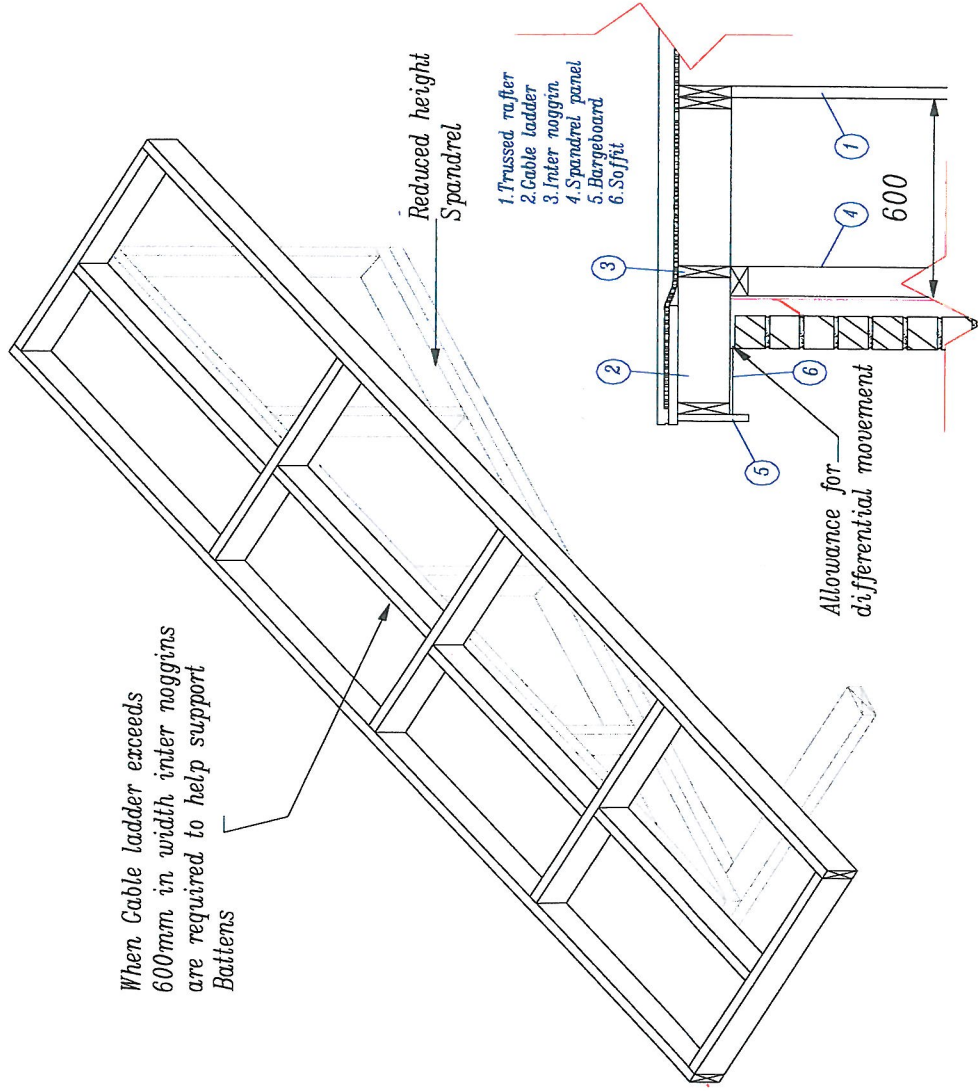


Timber Frame  
Standard details

## Verge

### General notes

1. No soffit bearer is required due to the soffit being fixed directly to the under side of the gable ladder.
2. Attic and raised tie trusses are to be positioned 50mm away from spandrel panel
3. The Timber size of the gable ladders is not the same as rafter size of the truss.
4. Insulation is only required in the spandrel panel if the roof is habitable.

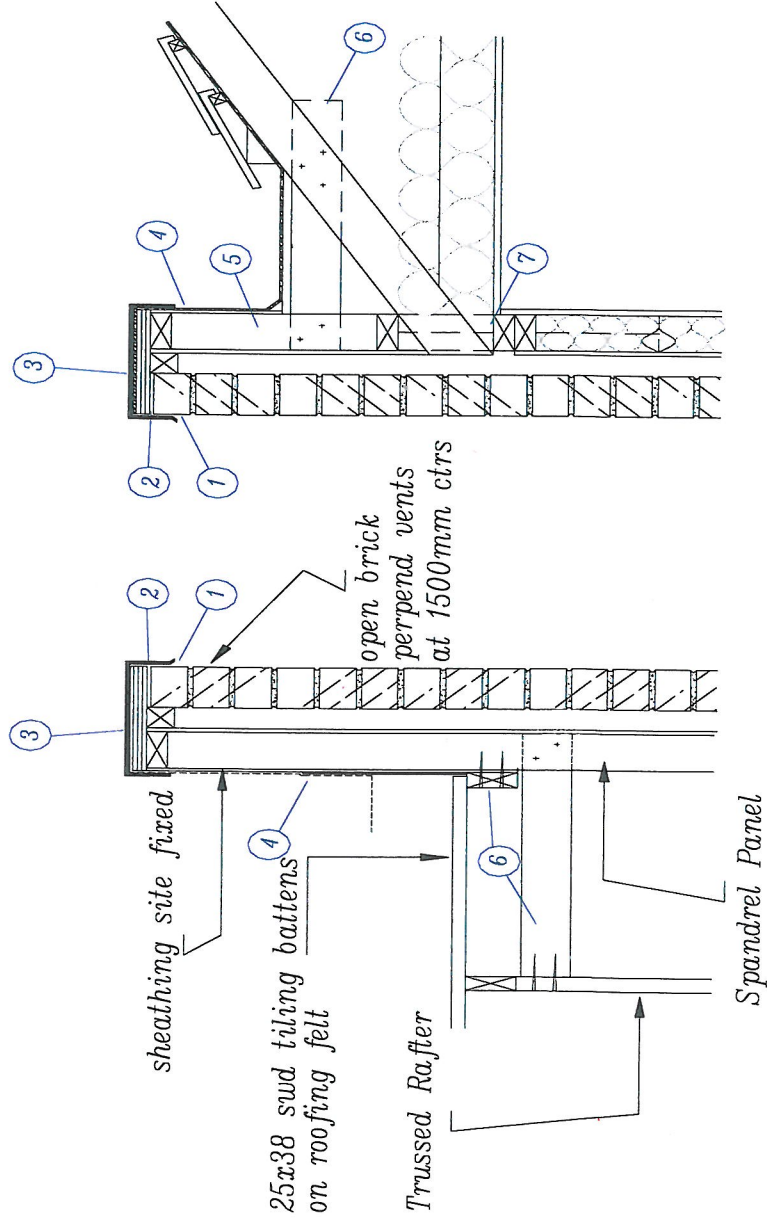


Timber Frame  
Standard details

## Parapet Eaves & Verge

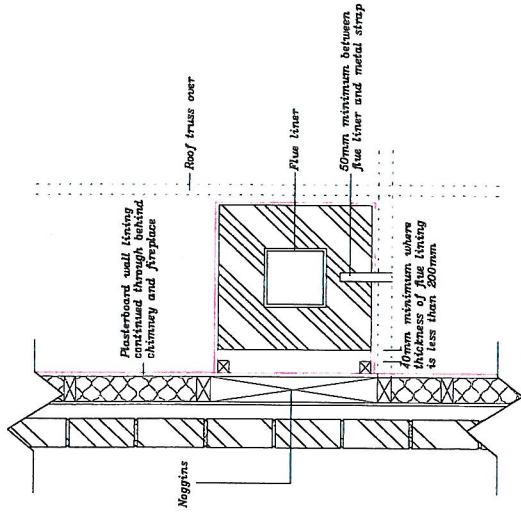
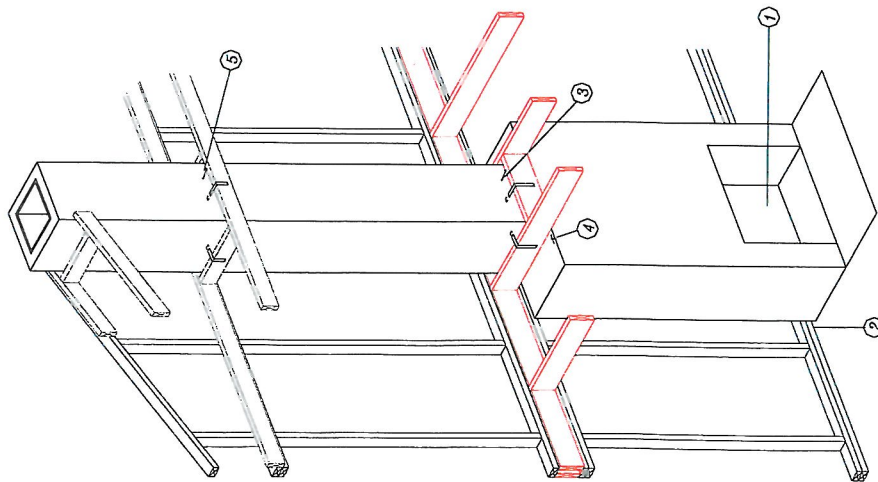
### General notes

1. Stone coping to architects specification. Must be stable & self supporting
2. Shrinkage Gap
3. Pressed metal capping on 19x260mm plywood cap
4. Lead flashing or similar to architects specification
5. Parapet timber frame panel with sheathing site fixed
6. 38x89mm bearer
7. Solid blockings between trusses to support parapet frame

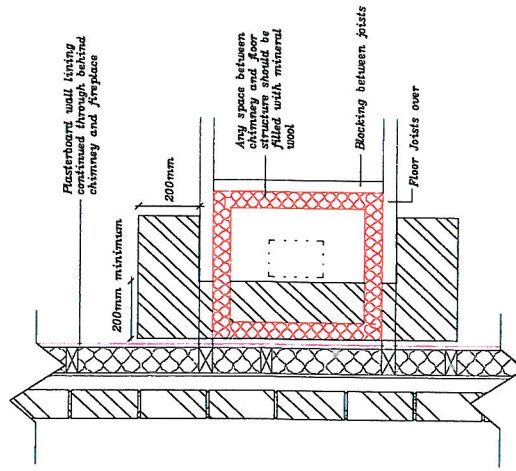


**Timber Frame  
Standard details**

# Chimney



Plan of stack at upper floor level



Plan of recess

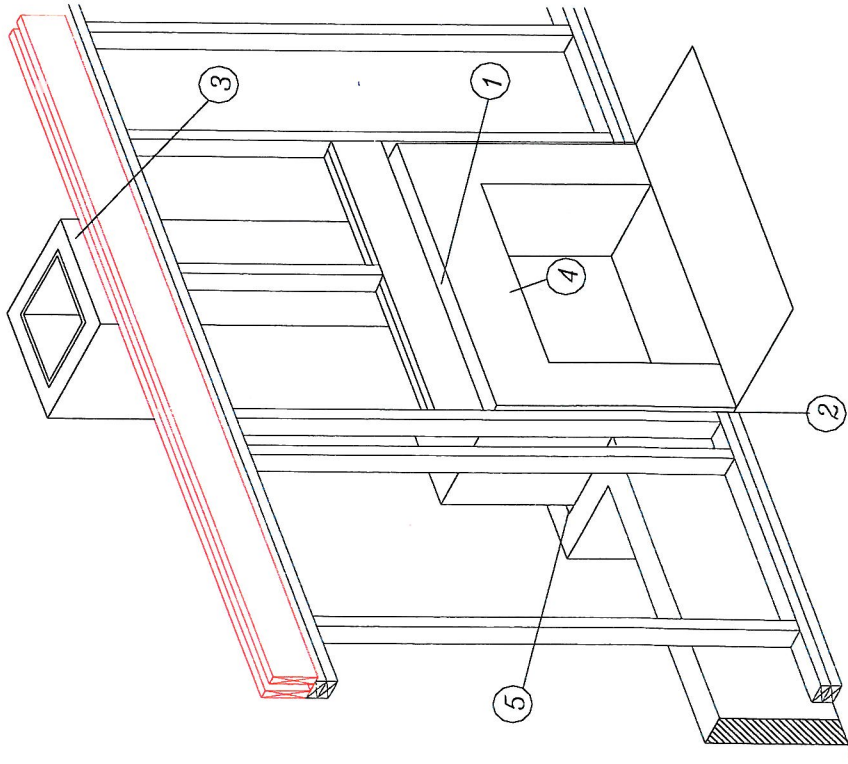
## Internal chimney

1. 200mm minimum non combustible back to fireplace recess
2. Plaster board lining continued behind chimney and fireplace
3. 40mm minimum if thickness of non combustible material around flue liner is less than 200mm
4. Gap for timber movement
5. See point 3 above

## Chimney

### External chimney

1. Movement gap between timber and masonry to be filled with mineral wool
2. Mineral wool fire stop between fire and chimney
3. 40mm minimum if thickness of non combustible material around flue liner is less than 200mm
4. Timber lintel must be at least 300mm from inner face of flue recess
5. 50mm cavity maintained around chimney with cavity wall ties as required

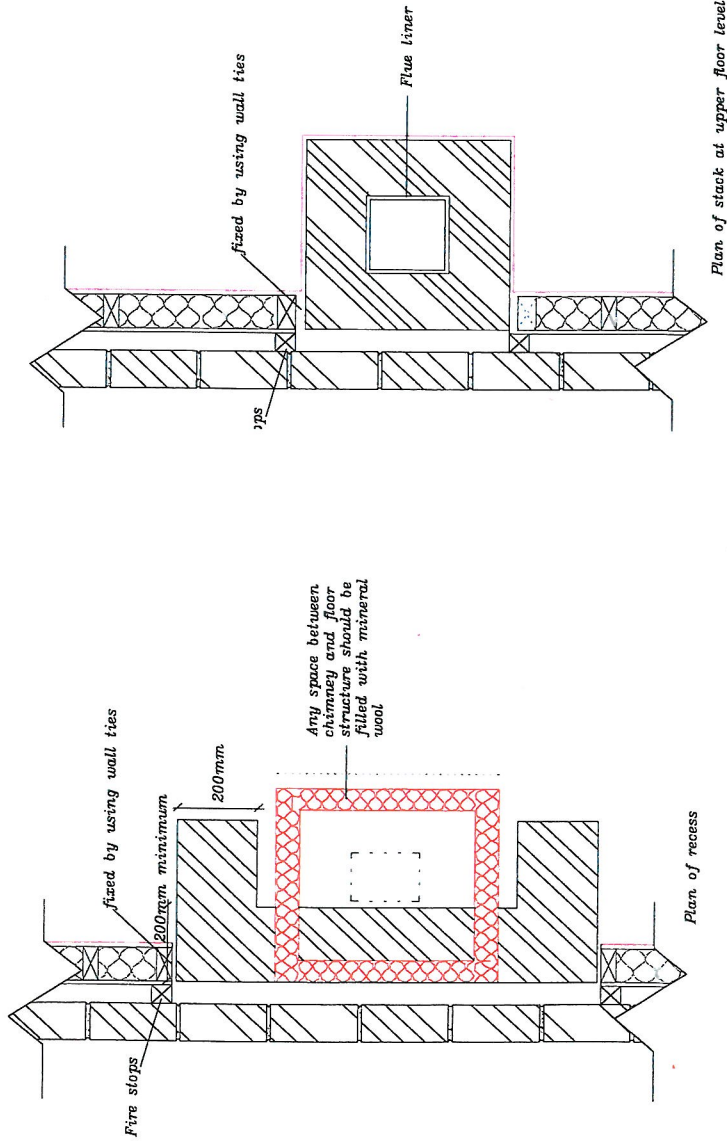


**Timber Frame  
Standard details**

# Chimney

## Intermediate chimney

1. See working drawings for joist and truss trimming around the chimney area
2. Build wall ties into chimney after construction of the timber frame to stabilise
3. Mineral wool fire stop between fire and chimney

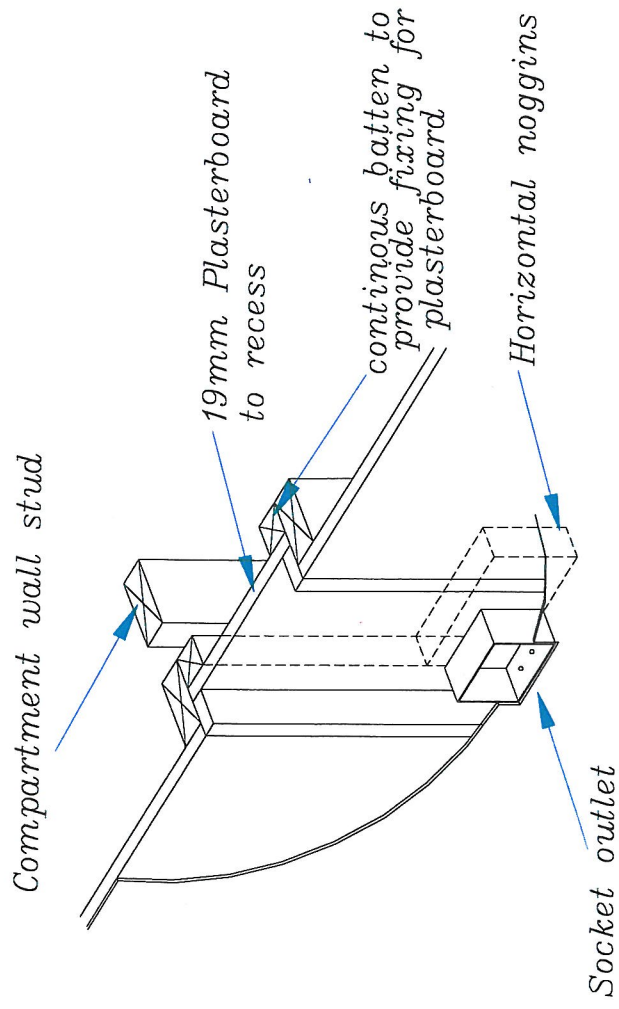


Timber Frame  
Standard details

## Services

### Party wall electrics

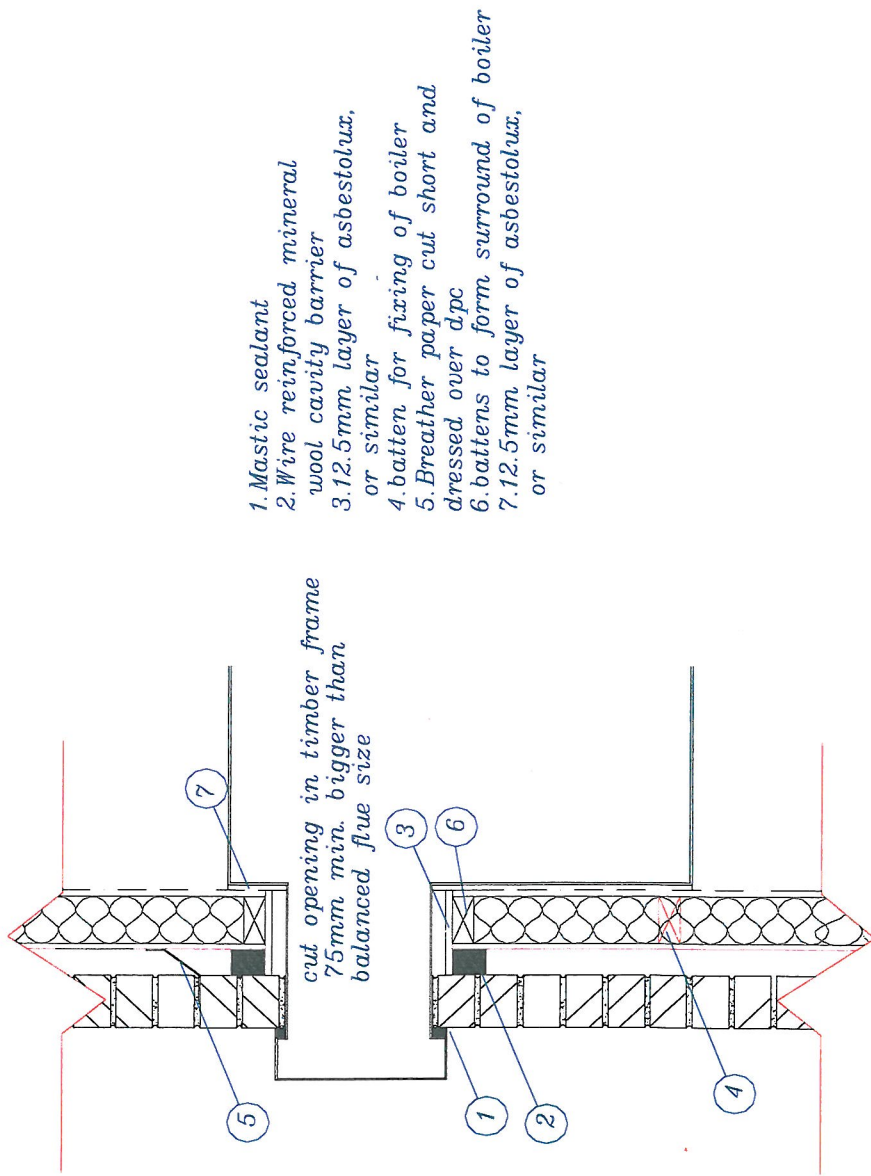
1. Wiring can be located in the floor, roof or wall voids in timber frame construction
2. Wherever possible avoid placing the electrical fittings in separating party walls
3. Any services penetrating into the party wall must be adequately fire stopped and sealed for acoustic and sound requirements
4. No outlets should be fixed or installed back to back
5. See party wall details for insulation requirements





### Balanced flue

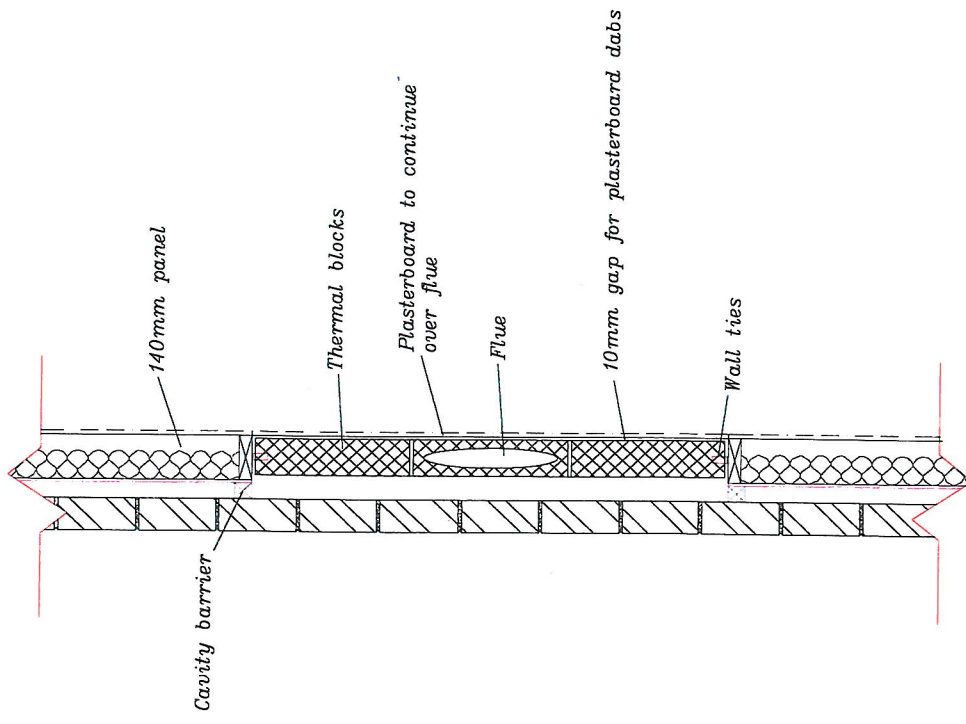
1. Balanced flue size to suit heating appliance. Refer to manufacturer's details
2. Balanced flue terminal to be protected if less than 2m above ground level
3. Refer to boiler manufacturer's installation details, which may have more onerous installation requirements



## Services

### Concrete flue

1. The flue is to be done after the completion of the timber frame

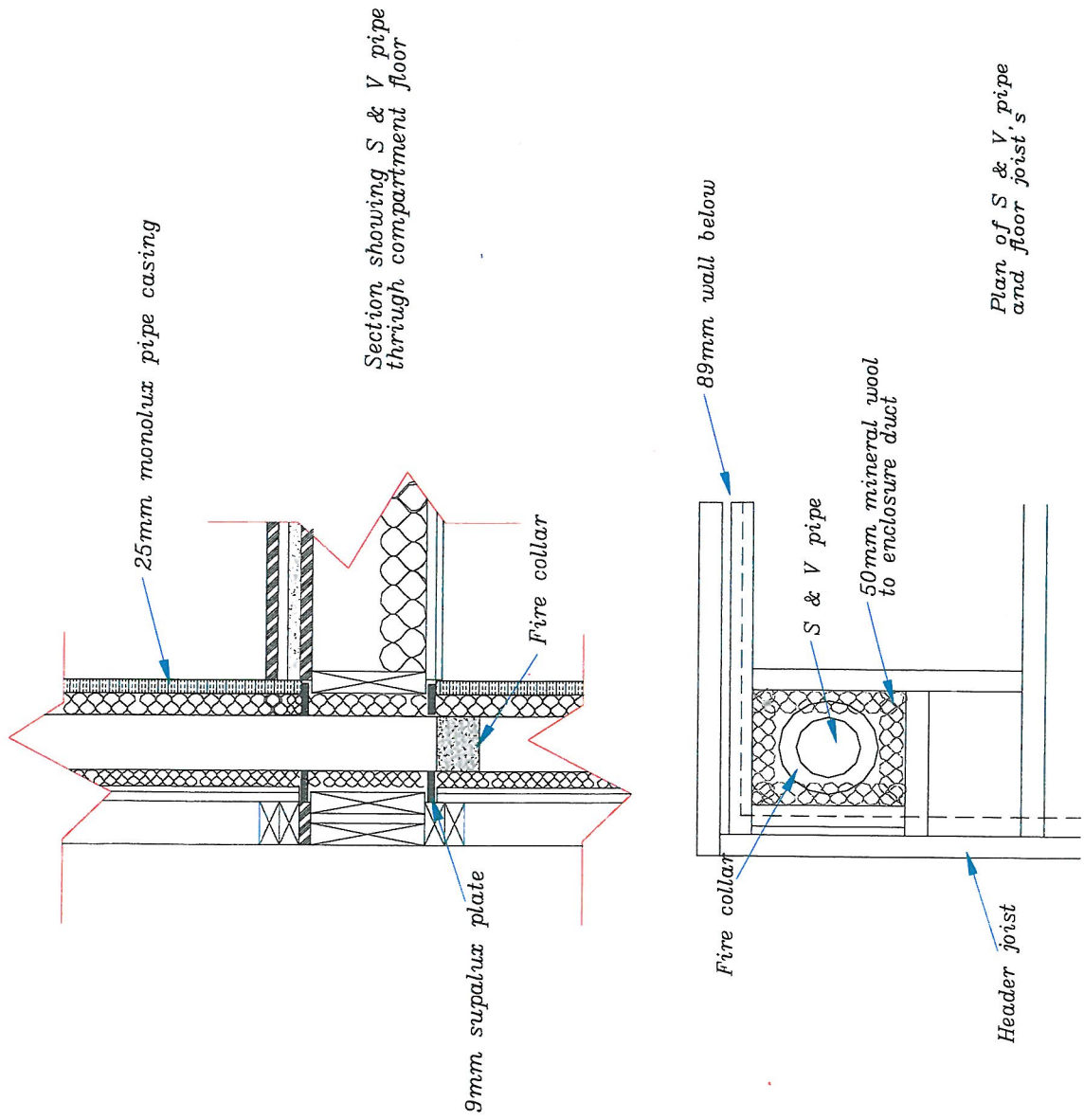


Timber Frame  
Standard details

## Services

### Soil and vent pipe

1. Soil and vent pipe to be a minimum of 65mm away from joists
2. Maximum diameter of pipe is 160mm
3. Refer to manufacturer's details for fixing
4. Cut away plywood sub-deck and install 9mm supalux plate (approx. 200mm square for 100mm dia. Pipe) with the hole for pipe cut out

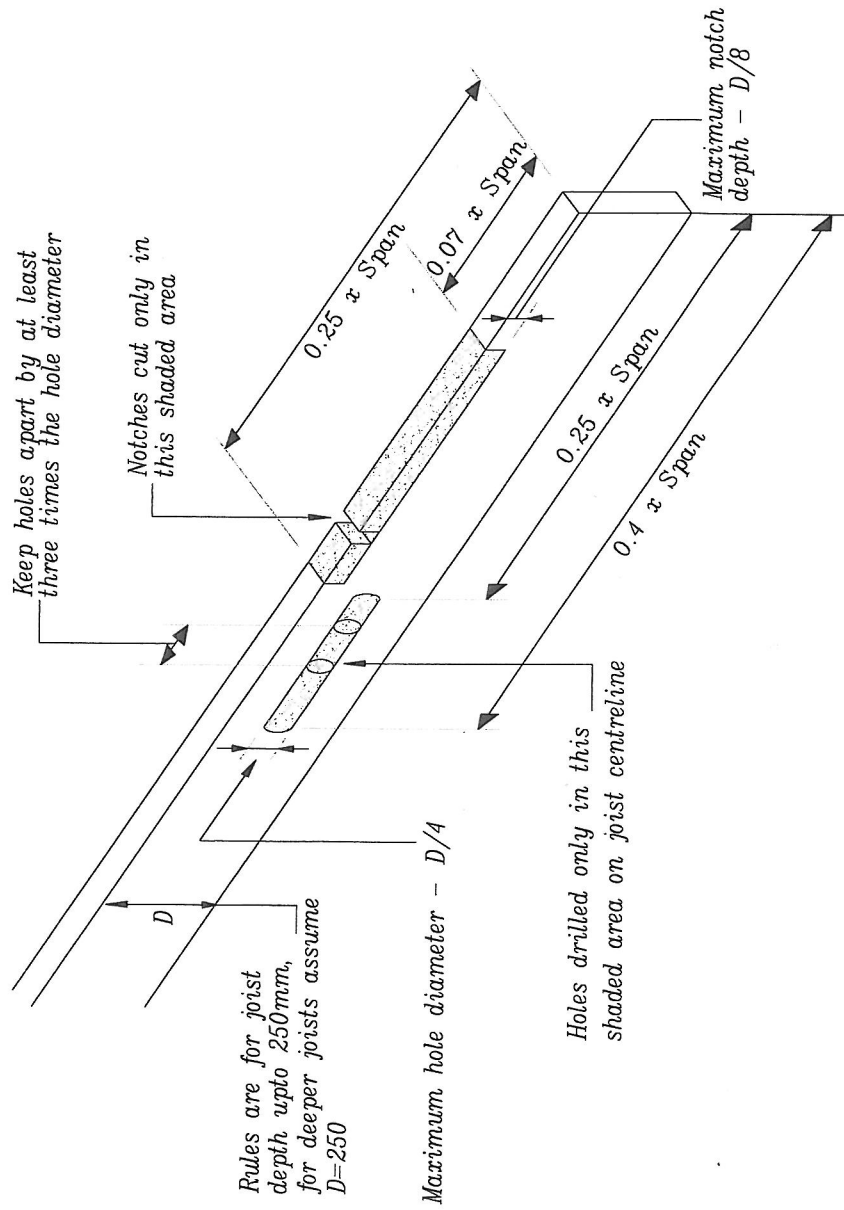


**Timber Frame  
Standard details**

## Services

### Notching & Holes in Joists

1. Notches may be at the top or bottom of the joist, but not both at the same end. If notches are limited to the area between 0.1 and 0.2 of the span, the maximum notch depth may be increased to 0.15 x joist depth
2. See standard details if I-joist system is to be used.



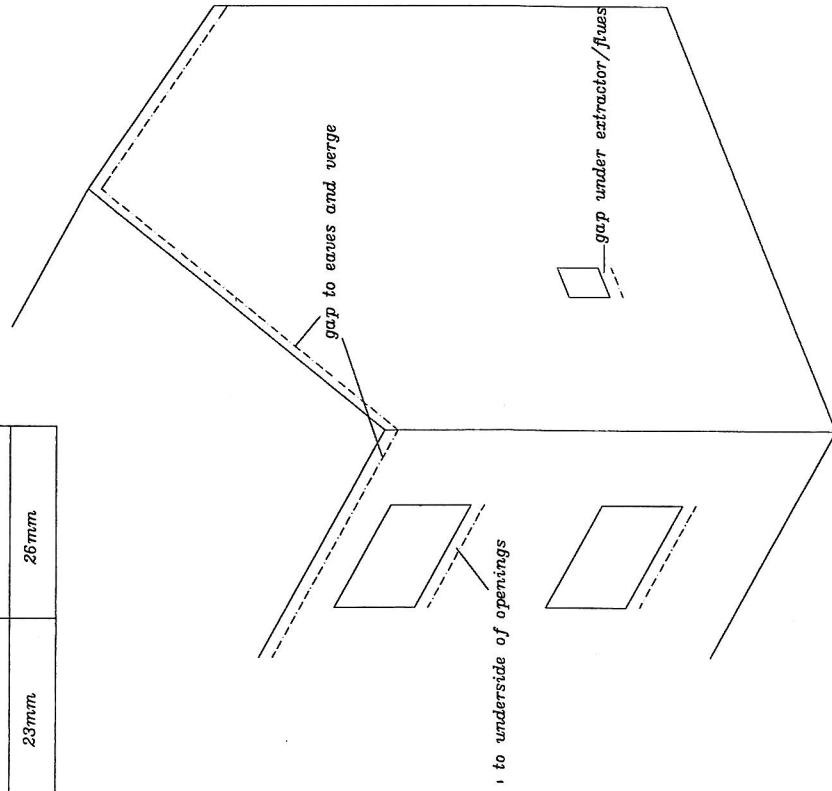
Timber Frame  
Standard details

## Vertical shrinkage

### General notes

1. Differential vertical movement between the timber frame and masonry claddings will occur
2. Unless provision is made at the underside of openings and at roof soffit levels, damage may result

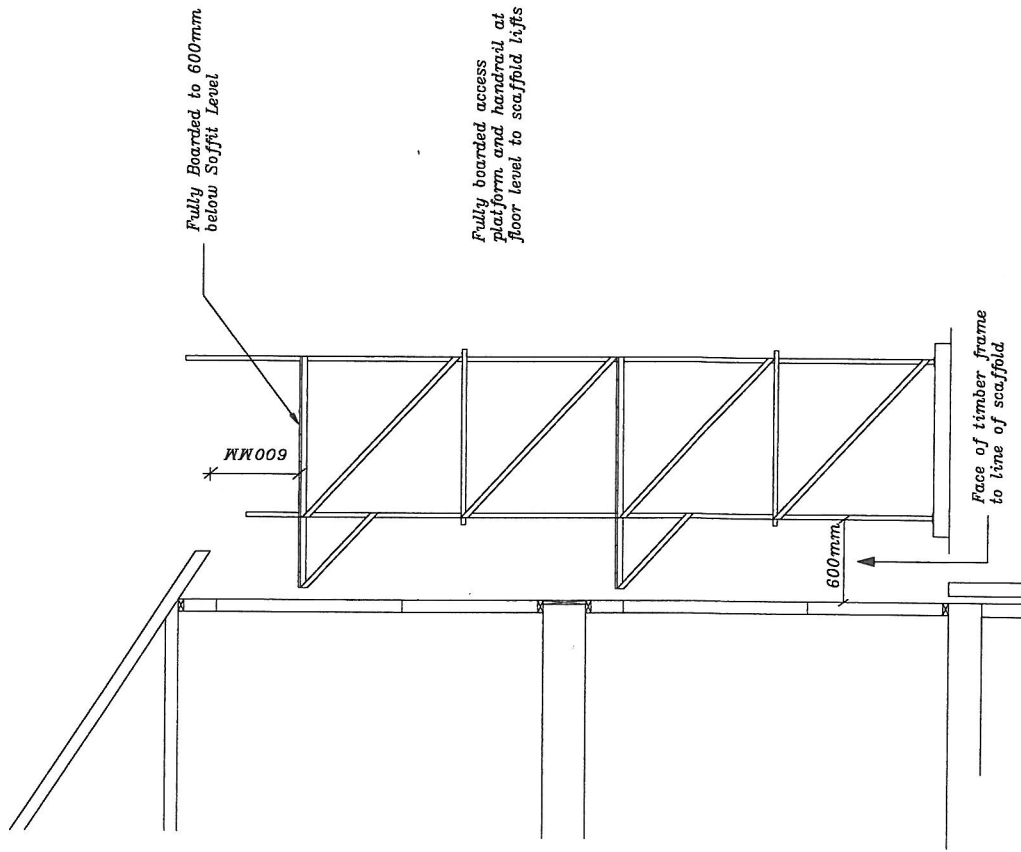
Location of openings	Solid ground floor	Suspended timber ground floor	Eaves and verges
Ground floor	3mm	5mm	8mm
1st floor	9mm	11mm	14mm
2nd floor	15mm	17mm	20mm
3rd floor	21mm	23mm	26mm



## Scaffolding requirements

### Scaffolding

1. Scaffolding to cover all sides except the front when starting job
2. Scaffolding to be sorted before commencement on site
3. Scaffolding required on the front when up to first floor level



**Timber Frame  
Standard details**