



Choosing a timber frame manufacturer

Most housebuilders today choose timber frames for the superstructure of their property because timber is sustainable, eco-friendly and it is the most time and cost-efficient method of construction.

When choosing a timber frame manufacturer, due diligence is essential. Taking time to check and compare details will ensure that your project runs smoothly and your finished house will be of the highest standard. Our 4-step guide will help you through the process.

Step 1. Finalise specifications and plan.

The more detailed your specification, the easier it will be to compare quotations.

Typical requirements for a timber frame quotation would include:

- Site plan
- Floor plans/layouts to a recognised scale and fully dimensioned for the position of all walls (internal and external), partitions and apertures (windows, doors, staircases)
- Positions of key elements such as SVPs, ducts, services risers etc.
- Elevations to a recognised scale
- Section details to a recognised scale. If the structure includes a room in the roof, also provide section details for each "profile" including dormer details
- Ground floor build-up
- Window & door schedules (internal and external), please whether you are showing structural openings or joinery finished sizes and give preferred building tolerances
- Roof plan, pitch, and details of roof covering, dormers and roof windows if applicable
- Details of eaves and verges
- Details of external finishes/claddings
- Any special loading requirements for engineering the structure
- Any special site conditions that may affect the way the timber frame is designed, delivered and installed e.g. restricted access, limited height restrictions, working hours constraints etc.

Step 2. Refer to the Structural Timber Association

This will ensure that the supplier you choose meets all regulatory and quality standards in the industry. STA Assure Gold members are top players in the industry and meet NHBC's assessment process for timber structures. It is also recognised by industry-leading structural warranty and building control bodies.



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Step 3. Obtain a minimum of two quotations

Quotations should be based on your detailed specification and plan. To compare quotations, they must be like for like.

Don't dismiss a quotation on price until you have carefully assessed what is included in the quotation. The quotation should be clear with no 'subject to' phrases and it should include:

- Full manufacturing layouts and drawings
- Structural calculations
- Line and point loads
- Full details of all component parts
- Delivery schedule
- Erection schedule to build the entire timber frame system including roof trusses
- All require certifications that will be issued on completion.

Step 4. Choose a preferred manufacturer

Having chosen a preferred timber frame supplier, you should now fully assess the business:

- Verify qualifications
- Carry out a financial background check
- Visit the factory
- Ask for details about the sustainability of materials
- Ask for any specific advice and discuss any type of changes that might affect the quotation
- Confirm lead times
- Ask for references – and ensure that you make contact with them
- Visit one or two sites with projects in progress.

If you would like any further clarification on how to compare quotations, or if you have any other questions, please don't hesitate to get in touch.