



## Comparing quotations for timber frames

If you have read our [Guide to Choosing a Timber Frame Manufacturer](#), you'll know how important it is to check and compare timber frame suppliers. Having shortlisted suppliers and asked for quotations, it's essential to closely compare them.

Quotation specifications may often appear to be "like for like" but on closer inspection, it isn't always the case, and once a kit is made and delivered, it's too late to do much about it.

This Guide will help you to check that your timber frame quotations match in every sense and will help to avoid any hidden extra costs or excluded items. If you're in doubt about any aspect of a quotation, ask for clarification in writing. It will assure you and help you make the right decision.

### Check Accreditations

In the construction industry, checking supplier accreditations should be first on your list in terms of evaluating suppliers. There's little point obtaining a "too good to be true" quotation only to find that the company is not quality-checked. This is particularly important when choosing a timber frame supplier because:

- External warranty providers like NHBC, Premier Guarantee, Build Zone, etc., have codes of practice/guidance that must be followed to obtain a warranty.
- Quality is essential when it comes to structural materials like timber frames and manufacturers must comply with strict standards. Any good manufacturer should be accredited by The Structural Timber Association (STA), preferably to Assure Gold standard. Companies are audited annually to ensure that standards are maintained.

Target Timber is a long-term STA Assure GOLD manufacturer.

### Check Manufacturing Standards

- Ensure that the timber frame kits will be manufactured by the accredited manufacturer, not a third party. If possible, visit the factory to verify quality standards and processes

Target Timber Frames are manufactured in our dedicated factory in South Wales.



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- Ensure that the timber frame is Programme for the Endorsement of Forest Certification (PEFC) certified to ensure that the timber is sourced from sustainably managed forests.

Target Timber frames are PEFC-certified. We inspect every pack before being off-loading and stored inside our factory. If the moisture content is too high, or if the timber sizes are out of tolerance or has obvious defects, it is rejected and sent back to the supplier.

- Ensure that the timber frame design engineers and designers are trained in timber frame design, not just general construction.
- Ensure that timber frames will be manufactured to comply with all current building regulations.

Target Timber frame kits are engineered and designed to the very highest standards, complying with all current regulations. The design process is done in stages with Customer/Architect approval required at key points in the process. Our engineers and designers are experienced and trained in timber frames.

## Compare Product Details

Timber frame quotations will vary depending on the type of building being built. You must compare the technical details of quotations to ensure that they are the same. The following information about Target Timber products will help you to check and compare quotations and quality standards.

- We use a double stud detail to form internal door openings, not just a single stud. This provides a better fixing but more importantly, a more robust construction you will appreciate when doors are being shut.
- All internal partitions are constructed from 38 x 89mm stud framing, not 38 x 63mm for non-load-bearing walls (unless specifically requested).
- We provide an extra stud at corners/junctions to pick up vertical fixing of wall plasterboard. This additional stud detail even applies when the Customer is providing additional internal insulation themselves. In this instance, a plasterboard vertical 'pick up' detail is harder to achieve.



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- Wherever possible, floor joists are located above a stud for more robust construction, better load carrying and potentially less deflection of horizontal members. This may mean additional studs if joist centres are reduced. NOTE: Not all timber frame companies go to this level of detail - sometimes different 'departments' design the walls/floors/roofs with a lesser quality design coordination.

Where possible, we design floors so that they are well within the maximum permitted deflection defined by Regulations and Codes. This is to ensure that customers will be happy with the 'feel' of the building when it is completed - bouncy floors are not something we want to be remembered for.

- For housing projects, we provide a 22mm resin-faced floor deck, not a "peel clean" board. This provides far better weather protection during construction - no swelling of boards at the joints for sanding later. The resin finish is permanent so even after construction, the board has better protection against accidental water leaks.
- Target Timber installs a floor zone air barrier on the external elevations to help achieve an improved air pressure test result.
- On our closed panel system, the reflective vapour control layer (VCL) and services battens are factory-fitted, not fixed on site.
- We consider items like external wall cavity barriers (TCBs), including joinery 'pinch' battens that are an important part of the timber frame structure, and we include them where masonry cladding is used. They are not an additional cost on our quotations.
- Where required, party wall fire & smoke barriers are always included as part of a Target Timber package. This includes plasterboard faced party wall 'peaks' in roof voids.



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### Check Delivery Details

Delivery details are often overlooked so be sure to compare details to avoid on-site problems.

- Check whether the timber frame will be delivered directly to the site and not to a local depot or site perimeter.
- Ensure that the timber frame can be delivered directly to the required plot.
- Check if the timber frame is insured against damage during transit.

Target Timber delivers timber frames directly to the site plot(s) and they are fully insured for during transit.

### Check Timber Frame Installation Details

- Check that timber frame installation costs include mobile road crane hire (contract lifts).
- Check whether fall arrest is included in the installation price.

Target Timber includes fall arrest within our package for the timber frame erectors, not as an additional cost for the Customer.

- Ensure that timber frame erectors are qualified and accredited. NOTE: If you want the best recommendation on the quality of a timber frame kit, ask the erector. They are the experts and have experience working with many manufacturers so they can compare quality and reliability.

Target Timber only uses STA members to erect our timber frame kits, and we only use erectors that we know and trust. We never tender for the cheapest erectors on any project.



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### Peace of Mind

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Target Timber's quotation and specification cover all structural elements including all structural items such as steel or engineered timber posts and beams needed for the timber frame. It's worth noting that some companies will caveat that they have allowed a "pc sum" that is subject to final engineering and then charge more later – the devil is in the detail!

Finally, the timber frame package is often the largest single sub-contract package for a project, so we always recommend that customers do a credit check before placing an order with any timber frame supplier.

This not only ensures that the customer is buying from a reputable supplier, but it provides peace of mind that the company will be around to complete the job, and it will often be essential to secure finance too.

**A checklist is overleaf to help you to quickly check and compare your timber frame quotation details.**

**If you require any further information so please don't hesitate to get in touch.**



### Checklist



Verify the manufacturer's accreditations	
Arrange a factory visit if possible	
Check that the timber frame is not third-party manufactured	
Check that timber frames are PEFC certified	
Check that timber frames comply with building regulations	
Check that the timber frame is designed by a specialist	
Check that all fixings are included	
Check that all required structural items are included such as steel or engineered timber posts and beams	
Check internal door opening stud details	
Check internal partition framing sizes	
Check studs and corners and junctions	
Check floor joist locations	
Check and compare floor deck type	



### Checklist/continued



Check floor zone air barrier on the external elevations	
Check if any VCL's are factory-fitted	
Check if any external wall cavity barriers are included	
Check that party wall fire & smoke barriers are included	
Check that the timber frame will be delivered directly to the plot	
Check whether there is in-transit insurance	
Check if mobile road crane hire is included	
Check if fall arrest is included for the installers	
Check if installers are STA accredited	
Check that all certifications will be supplied on completion	
Check that all manufacturing layouts, drawings, structural calculations, line and point loads are included in the quotation	