

System Review certificate



NHBC Services Ltd confirms that

System owner: Donaldson Timber Systems Limited

System name: Sigma II Build System with fitted windows

System manual: Sigma II Build System Version 11.1 (June 24)

has been reviewed by the NHBC System Review team and as detailed in the System Manual can meet the NHBC Technical Requirements, subject to the exclusions and limitations listed in this certificate.

This certificate is valid until such time as it is no longer published or authorised by NHBC. Readers are advised to check the validity and latest issue number of this certificate by either referring to our website at nhbc.co.uk/systemreview or contacting NHBC directly.

NHBC Services Ltd has undertaken a technical review of the System manual as set out in line with the NHBC System Review Technical Document for Innovative systems. The NHBC System Review Service is intended solely to provide confidence that the Innovative system meets NHBC Standards and is not intended as evidence of performance for any other purpose. Appraisal of the Innovative system against building regulations is not carried out as part of this Service.

NHBC reference: 3557

First issued: 30/11/2020

Version number: 04.2

Revised on: 22/01/2026

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NHBC reference: 3557.05.2

System description

The system comprises factory assembled, pre-insulated, closed structural timber framed wall panels; used in conjunction with structural timber floor, ceiling and roof panels. Panels are delivered to site and craned into position on pre-prepared foundations and ground floor. Site work includes the installation of external cladding to walls and roof together with all internal finishing works and services installations. The general use of the system is covered by the BBA certificates mentioned above. The wall panels can be supplied with factory fitted windows from one of two Approved Window Suppliers. This operation is outside the scope of the BBA certificate and is covered under this System Review certificate.

The window supplier fabricates the windows and attaches treated timber cavity barriers to their frames and delivers these to the System Owner. The System Owner installs these frames into the wall panels on their factory production line.

Exclusions and limitations

Additional requirements must be met in order for a new home to qualify for Buildmark cover. Buildmark cover for new homes will only be issued to Builders or Developers in accordance with the latest version of the NHBC Rules (a copy of which can be found at nhbc.co.uk).

This Certificate is made out solely to the System Owner. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the System Owner arising out of, or in connection with, this Certificate.

Exclusions and limitations are set out in the System Manual. Additional considerations in the use of the Innovative system include:

- Maximum window dimensions permissible are 2.7m wide and 1.9m high, but with a maximum weight of 120kg and the window specification is project specific
- Windows are to be procured from the two named suppliers in the System Manual