

# Prefabricated Building Units



## Acceptance certificate

**Issue date:** 15/07/22

**Reference number:** 3750

**Issue:** 01

**System Owner:** Donaldson Timber Systems Limited  
Falcon House,  
Curbridge Business Park,  
Downs Road  
Witney  
OX29 7WJ

**System name:** Sigma Engineered Floor System – SEFS

**Generic form:** Timber intermediate floor cassette

NHBC Services Ltd has reviewed the following information (the System Manual) related to the Prefabricated Building Units, supplied by the System Owner:

- BM TRADA Q-Mark Certificate QTF-012 dated 22 November 2021 and accompanying Q-Mark Registration Schedule dated 11th October 2021

Relying on the information provided by the System Owner, NHBC Services Ltd considers that the Prefabricated Building Units can meet NHBC Standards.

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 [www.nhbc.co.uk](http://www.nhbc.co.uk)).

This acceptance 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 [www.nhbc.co.uk/accepts](http://www.nhbc.co.uk/accepts) or contacting NHBC directly.

**Issued by:**

A handwritten signature in black ink, appearing to read 'A. Smith'.

Innovation Services Manager

NHBC Services Ltd

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### Description, Scope and intended use

Sigma Engineered Floor System (SEFS) is an engineered timber floor cassette system for intermediate floors, comprising I joists with edge binders, a particleboard diaphragm as a floor decking, and an open ceiling. Insulation (PIR), is provided within the floor cassettes at the perimeter of the dwelling only. It is intended for use in single occupancy dwellings up to three storeys. It can be used in all nations across the UK.

The intermediate floors are completed on site with a plasterboard ceiling and other components may be fitted, such as acoustic or thermal insulation between joists or a suspended ceiling beneath the plasterboard ceiling to create a service void.

### Extent of review for NHBC Warranty on NHBC Registered Sites

NHBC Services Ltd has undertaken a technical review of the System Manual as set out in line with the NHBC Accepts Technical Document for Prefabricated Building Units.

The NHBC Accepts Service is intended solely to provide confidence that the Prefabricated Building Unit meets NHBC Standards and is not intended as evidence of performance for any other purpose. Appraisal of the Units against building regulations is not carried out as part of this Service.

### Exclusions and Limitations

This Acceptance 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 Acceptance Certificate.

Exclusions and limitations are set out in the System Manual. Additional considerations in the use of the Prefabricated Building Units include the following:

- The product is completed on site with a plasterboard ceiling and is integrated into a timber frame structure.
- The ceiling, other elements of the timber structure and any other additional components and their installation are not within the scope of this assessment.