

System Review certificate

NHBC Services Ltd confirms that

System owner: Donaldson Timber Systems

System name: Sigma Engineered Floor System - SEFS

System manual: BM Trada Q-Mark QTF-012 (Nov 2021)

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: 3750

First issued: 14/07/2022

Version number: 02.2

Revised on: 26/01/2026

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NHBC reference: 3750.02.2

System description

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.

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).

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

- 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.