



Innovative system Acceptance Certificate

Issue date: 31/10/23
Reference number: 3901
Issue: 01.3
Innovative System Owner: British Offsite Ltd

The Weston Group Business Centre,
Parsonage Road, Takeley
Essex
CM22 6PU

Innovative System Name: UNisystem LB
Generic form: Load-bearing LGS Wall Panel and Floor System

NHBC Services Ltd has reviewed the following information (the System Manual) related to the Innovative system supplied by the Innovative System Owner:

- UNisystem LB System Manual Rev 16 dated 14/10/23
- UNisystem Installation Manual Rev 08 dated 24/01/23

Relying on the information provided by the Innovative System Owner, NHBC Services Ltd considers that the Innovative system 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).

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 or contacting NHBC directly.

Issued by:

Technical Innovation Manager
NHBC Services Ltd



Innovative system Acceptance Certificate

Description, Scope and intended use

The UNisystem LB comprises factory assembled loadbearing light gauge steel frame for use above DPC in domestic construction up to 18 metres. The System is a load bearing Light Gauge Steel Frame system comprising UniPanel for the inner leaf of external walls, UniWall for the party walls and UniFloor for intermediate floors. The system can also be used with composite concrete intermediate floors. The System is to be verified on a project-specific basis.

There are additional items added to the panels in the factory which will have project specific variations. These include external cavity insulation, external cavity barriers, external DPC's, cavity trays, window and door frames, fire stopping and the internal batten to form a service void. All may vary in specification depending on location and height of the building.

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 Innovative systems.

The NHBC Accepts 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.

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 Innovative system include:

- The overall design and structural limitations must be assessed on a project-specific basis by a suitably qualified Structural Engineer.
- Foundations, roof structure and ancillary components (such as balconies and canopies) are not included within the scope of the System and are subject to project-specific structural design and detail.



Innovative system

Acceptance Certificate

- Internal and external fire rated lining boards and suitable associated fire stopping is to be designed and specified on a project specific basis. Representative fire test evidence or appropriate supporting information must be provided to demonstrate adequate fire resistance to all exposed faces of the structural frame.
 - External cladding, external masonry, internal linings, windows & doors, balconies, roof terraces, cavity barriers, fire stopping and all internal services, fixtures, fittings, and finishes are excluded from the scope.
 - A pitched roof structure is compatible with the System, however, is not included under the NHBC Accepts review at this time.
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