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## STEEL FRAME - THE ADVANTAGES

### TIME

<b>Speed of Erection</b>	At least 30% faster than traditional build	Reduced fixed site costs, facilities and management. Lower interest costs on borrowing. Swifter return on investment, with early rental income or business use. Less disruption on site.
<b>Rapid Dry Envelope</b>	Can reduce to 20% of the time required for traditional brickwork	Allows first fix in quickly and keeps the scheme to programme
<b>Predictability</b>	Can be installed in wet and inclement conditions	Lessens the risk of programme slippage

### QUALITY AND PERFORMANCE

<b>Factory Quality Control</b>	High degrees of tolerance and dimensional accuracy	Straight and plumb lines for following trades
<b>Fully Engineered System</b>	Option for thinner walls	Potential to increase floor space or even the number of plots on a site
<b>Dry Construction</b>	Reduced moisture in the building, no cracking or long term movement due to shrinkage	Call backs' to rectify cracking and damage are virtually eliminated
<b>Stability</b>	Steel does not rot, shrink or creep under load	Costs saving from reduced call backs, improved client satisfaction. No wait during construction process for settlement
<b>Meets And Exceeds Thermal And Acoustic Requirements</b>	Typical 2 storey house consumes 100-150kWh/m <sup>2</sup> pa in service (per 100m <sup>2</sup> floor area) up to 30% less than traditional buildings U values as low as 0.15W/m <sup>2</sup> OC Acoustic values >60dB sound reduction	Delivers energy directives. Exceeds part L and E requirements. Conforms with Code for Sustainable Homes
<b>Long Span Construction</b>	Spans of over 7 metres achievable	Design flexibility, creation of open plan space, inventive use of roof space
<b>Pre-Fabricated Aesthetic Components</b>	Balconies, penthouses, walkways, lift shafts, porches built into the basic design	Design flexibility
<b>Durability</b>	All components are zinc coated	Protection from any corrosion for the life of the structure

### SUSTAINABILITY

<b>Lightweight</b>	In housing and low rise the steel frame is only 10% of the weight of a concrete frame and less than timber, typically 20kg/m <sup>2</sup>	Reduces foundation/piling requirements and ideal for brownfield sites
<b>Recyclable</b>	100% recyclable. All EU produced steel currently has 50% scrap content A+ or A rated in BRE Green Guide to Housing Specification 2007	Addresses political and public pressure for environmentally sustainable solutions. Meets Code for Sustainable Homes standards
<b>Minimises Waste</b>	Made to measure components and efficiencies of factory production reduce waste. 98% of waste is recycled.	Reduced waste charges as no material sent to landfill. Addresses issues covered in Site Waste Management Planning
<b>Transport</b>	Materials transported efficiently in bulk 'just in time'	Positive impact on cashflow, reduced site security risk as little material stored on site. Reduced environmental impact

### OTHER FEATURES

Highly adaptable and flexible	Late design changes can be accommodated
Reduced on site work and elimination of the internal block work	Can increase the output of site bricklayers by up to 50%
Warm frame construction	Reduced risk of condensation
Non-combustible material	Reduced fire risk during build