Product Paper 5 - Appendix 5

Off the site separation guidance during construction
Summary note for new build timber frame construction developments where the acceptable accumulative total floor area of units is at or below the threshold level of 250m².

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Separation distance tables; key notes and advice
See PP5 Appendices 1-4 for guidance on assessment process.

Figure 14 Exposed timber frame offers full face fire conditions and full risk mitigation may be required

Figure 15 Once masonry clad, then the risk of fire is through the windows and the tables can be reduced by the same ratio of the percentage openings
Once the masonry cladding and drylining is complete then full risk mitigation is in place.

Separation distance from tables once masonry clad - table distances reduced by the % opening value.

Figure 17 Separation distances for escape and buildings

Further reading

CDM and fire safety, You tube “Structural Timber Association - Designers Guide to fire safety”

STA Product Paper 5

STA fire separation guidance parts 1, 2, 3 and 4 (CLT)

HSE document - HSG 168

Limitation of this guidance

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