

# Portable Building Sales Ltd “Executive Range” Modular Building Specification.

## Ceiling Height

The floor to ceiling height is 2400mm.

## External Cladding

Main body: Plastisol steel bonded to exterior grade plywood, colour to be the client's choice.

Fascia: Plastisol steel bonded to exterior grade plywood, colour to be the client's choice.

## Roof

Structure: Mild steel lattice beams, giving a two way roof fall.

Guttering: PVC half gutters and downpipes - black

Roof covering: Roof panels to be WBF plywood with single layer Uni-roof roofing vinyl sheet system with F.A.A rating. Cold deck roofing system, with ventilated eaves detail.

## Walls & Ceiling

Ceiling: White vinyl faced plasterboard.

Walls: 12.5mm vinyl faced plasterboard, colour magnolia.

Internal linings: Designated Class “O” Flame spread.

## Insulation

To walls, floor and ceiling to current 2006 Part L2A Building Regulation requirements.

Acoustic quilt insulation to internal partitions.

## Floor Construction

A rigid steel chassis with galvanised side beams and cross members.

3Kn floor loading.

Floor panels clad with 18mm moisture resistant T&G chipboard.

## Internal Partitions

To comprise 63mm x 38mm timber studding, lined both sides with one layer of 12.7mm plasterboard. Sound quilt to all partitions.

## Doors External

Double 2XGG RAL 5015 blue painted finish, standard euro hooklock, pad handles, concealed overhead door closers, drained ramped threshold, anti finger trap stiles and slave bolts to slave leaf, Inward/Outward swing doors.

Single flush Timber fire exit door, RAL 5015 blue painted finish to match complete with pushbar.

## Doors Internal

Single ash veneered doors.

Door closers.

Vision panels.

Smoke seal.

### **Windows**

Blue powder coated aluminium windows RAL 5015, thermally broken and double glazed in Pilkington K toughened glass, complete with trickle vents and restrictors.  
2250mm x 1100mm with three fixed lights.

### **Decoration**

Skirting- gloss paint colour to be advised, to contrast with surrounding walls to comply with DDA requirements.  
Window reveals – white UPVC.

### **Internal Fittings**

Sink base unit.  
Worktop to kitchen area.  
Tiling, two courses to worktop and wash hand basins.  
1 No large mirror to the disabled toilet to comply with DDA requirements.

### **Mechanical and Electrical Installation**

To comprise lighting, heating and socket outlets, installed to Portable Building Sales Ltd Specification and to current IEE Edition and Regulations, and to include Cat II lighting to the office area as the specification provided and mechanical installation to include also the WC facilities.

### **Air Conditioning**

Mitsubishi Heat / Cool air conditioning fitted with remote control units.

**Modules are all 3m wide and can be manufactured in 7.4m, 9.7m and 12m lengths.**

**Floor loadings are 3kn per sq.m but can be manufactured up to 9kn per sq.m.**

**All buildings are guaranteed for a period of 12 months against poor workmanship and / or faulty materials.**

**All buildings are installed by our own experienced site erection teams.**

**All buildings are manufactured to the latest 2006 Part L2A building regulations.**

**Our “Executive Range” of quality new manufactured modular buildings are designed to be of a high specification, aesthetically pleasing and a fraction of the cost of other manufacturer’s buildings.**