

'BEWARE OF CHEAP IMITATIONS'...!!

OR.....YOUR PRE ORDER CHECK LIST.....

At Floorspan we recognise that everyone must be cost conscious - never more so than now, but..... 'Price is what you pay - value is what you get'

Warren Buffett -1930

	Others	Floorspan	Consider
Does the company manufacture a range of products (beams) to ensure the best solution for your situation.	?	✓	Manufacturers with only one product will often be forced to push that product to the limit to satisfy load /span conditions. You may need to carry out additional works (eg concreting double beams.) At Floorspan we manufacture 3 types of beam to give you the most suitable solution
Are beams conservative in cross section, and designed with some capacity in hand. Do they easily course with brick/blockwork	?	✓	Some light section beams are very small in section. The top width, which is important under load is minimal and the shoulders to support blocks are reduced. Tapers are minimal making proper grouting (essential for the floor to perform correctly) more difficult. The design of these very light units can be to BS 8110 class 3 "on the limit" with little or no spare capacity. Some beams are 175mm tall making coursing with standard bricks/blocks difficult.
Is screed thickness as specified or as intended? Are floor imposed loads as specified? Are blocks specified in the manufacturers design available locally and at a reasonable price? Is the provision made in the design for partitions built off the beams adequate?	? ? ? ?	✓ ✓ ✓ ✓	The imposed loads, the weights of the screed, the weight of the infill blocks and the weight of walls built off beams are all crucial to the design. Reducing these loads can result in a cheaper price but a design that is inadequate in practice
Have enough slip bricks been allowed in the quotation for all perimeters and internal walls	?	✓	Keeping the number of slips to a minimum or not including any at all will reduce the quotation but result in inconvenience or delay on site



FLOORSPAN CONTRACTS

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Have sufficient airbricks and vents been proposed to ensure full sub floor ventilation.	?	✓	Reducing the number of Airbricks & vents to a minimum or not including them in the quotation will again cheapen the quotation. It is generally beneficial to install more than the theoretical minimum if stagnant air pockets are to be avoided in your sub floor.
Is the floor design based on Architects/Engineers foundation layout	?	✓	It is easy to request additional foundations to reduce the number of beams. At Floorspan we try to propose what is best for the customer overall
Is delivery on self off loading vehicles THAT CAN ACCESS THE SITE	?	✓	Beware of articulated deliveries that may even require you to unload
Are deliveries timed in full consultation with you or your site staff	?	✓	At Floorspan we try to deliver to suit you - often telephoning en route or on leaving the yard
Can beams be placed directly onto foundation walls from the delivery vehicle, saving time and space on site	?	✓	This can be the most significant value added service of all if foundations are ready and accessible
Can the beam supplier offer an installation service?	?	✓	At Floorspan we provide a complete installation service, often direct from our delivery vehicles which reduces site disruption. We will prepare full site specific method statements and risk assessments.
Will the beams supplier check as built sized on site	?	✓	Floorspan staff will visit site and check beam lengths on all installation projects. A survey service is available for supply only contracts if required.
Can beams be delivered within 3-4 days of confirming sizes	?	✓	Our reduced lead times mean you can generally check 'as built' measurements before confirming sizes and still not suffer a delay to your project

'There is hardly anything in the world that some men cannot make a little worse and sell a little cheaper, and the people who consider price only are this mans lawful prey'

John Ruskins



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