Built. Better. Together.

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NHBC

- Hello and welcome
- NHBC Standards 2025 Updates
- NHBC warranty standards for MMC
- Part 11 of the NHBC Standards ‘Modern Methods of Construction’
- Q & A

NHBC Standards 2025 Update

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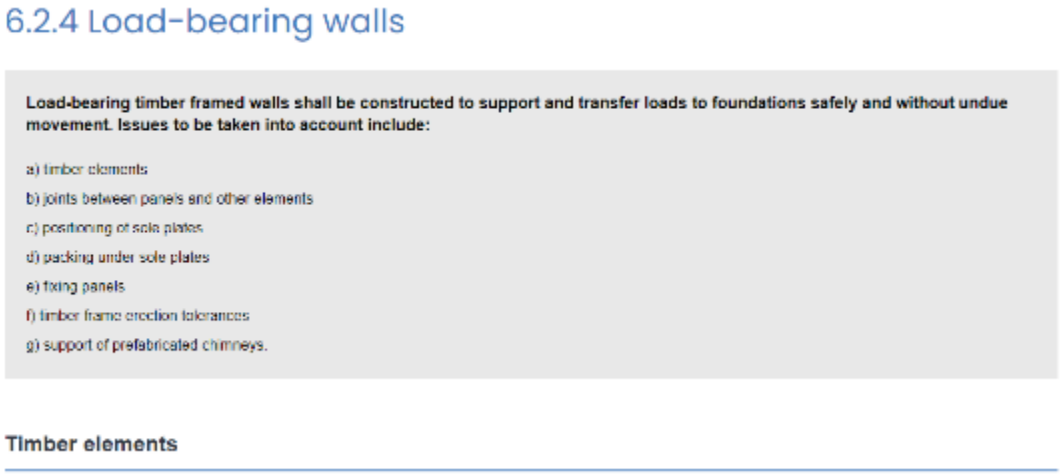
Overview NHBC Standards 2025

- 64 clauses or sub clauses have had technical changes from a total of 1223
- Total volume of changes for 2025 to clauses or sub-clauses = 5%
- There are no changes to Technical requirements R1 to R5
- 11 Chapters have had no changes other than editorial

Editorial changes – Clause numbering

2024



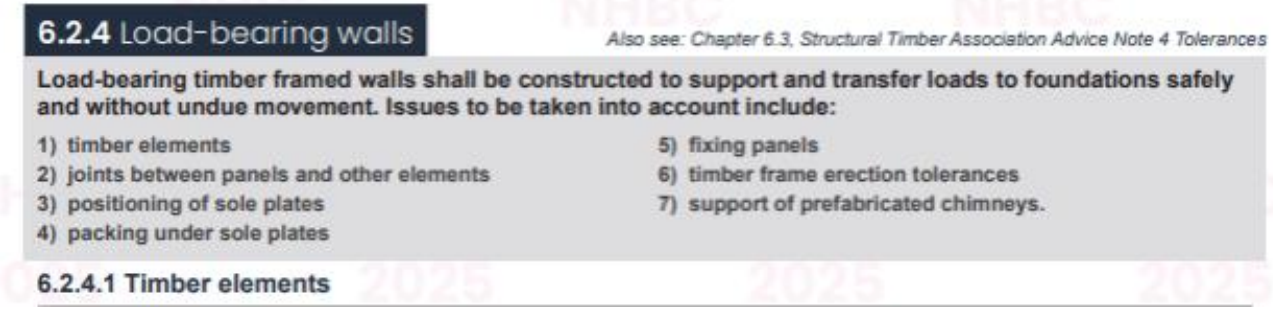
6.2.4 Load-bearing walls

Load-bearing timber framed walls shall be constructed to support and transfer loads to foundations safely and without undue movement. Issues to be taken into account include:

a) timber elements
b) joints between panels and other elements
c) positioning of sole plates
d) packing under sole plates
e) fixing panels
f) timber frame erection tolerances
g) support of prefabricated chimneys.

Timber elements

2025



6.2.4 Load-bearing walls

Also see: Chapter 6.3, Structural Timber Association Advice Note 4 Tolerances

Load-bearing timber framed walls shall be constructed to support and transfer loads to foundations safely and without undue movement. Issues to be taken into account include:

1) timber elements
2) joints between panels and other elements
3) positioning of sole plates
4) packing under sole plates
5) fixing panels
6) timber frame erection tolerances
7) support of prefabricated chimneys.

6.2.4.1 Timber elements

Chapters with significant technical changes

Chapters with significant changes

- **Chapter 3.3 -** updates to durability and the requirements for free draining post bases and service life expectations for non-structural timber components for porches and canopies
- **Chapter 4.4 -** enhanced guidance on compressible materials
- **Chapter 5.4 -** revised information for detailing movement joints within the superstructure being continued into the substructure
- **Chapter 6.1 -** improved guidance on check reveals, full fill insulation and further clarification on complex junctions
- **Chapter 6.3 -** updates on internal masonry walls and fire-stopping details
- **Chapter 6.4 -** updated performance standard to include strutting details and requirements
- **Chapter 7.2 -** additional guidance on underlay, sarking board and sheets
- **Chapter 8.1 -** clarification on the position of cable securing for access and egress routes, update to the provision of UVHWSS discharge pipe terminations
- **Chapter 8.6 -** updated guidance in relation to pipe insulation requirements for heating and hot water systems
- **Chapter 9.2 -** updated requirements for moisture resistant plasterboard to ceilings.

Chapter 3.3

Timber preservation
(natural solid timber)

Chapter 3.3 – Timber preservation (natural solid timber)

Clause 3.3.2 – Durability

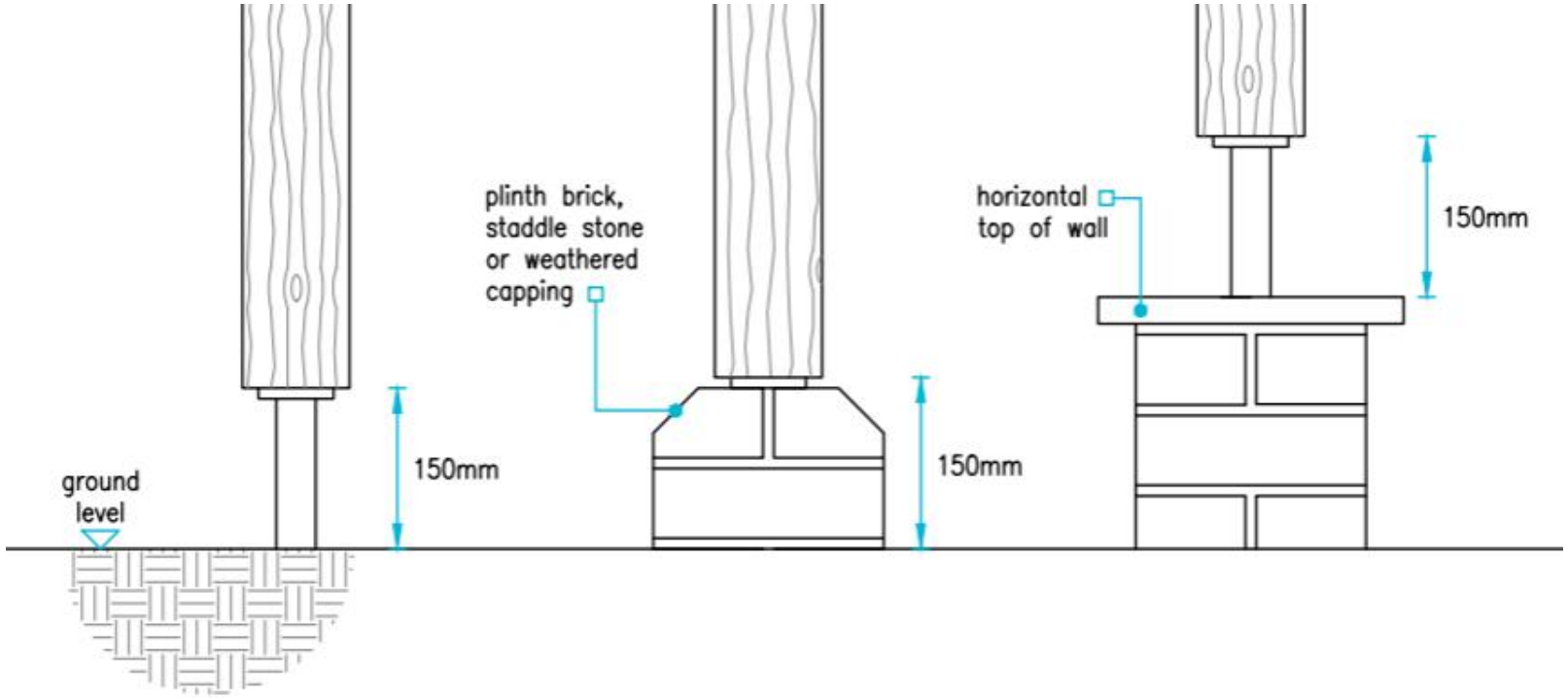
- Amended note relating to support post base detail:
  - 2024 text states: The base of support posts should be at **least 200mm** above any adjacent horizontal surfaces (e.g. ground or supporting walls) supported on a free draining post base.

  - 2025 text will now states: The base of support posts should be at **least 150mm** above adjacent ground level, supported on a free draining post base.

Chapter 3.3 – Timber preservation (natural solid timber)

Clause 3.3.2 – Durability

- New figure 1 – Example support post base details



Chapter 6.1

External masonry walls

Chapter 6.1 External masonry walls

Clause 6.1.17 – DPCs and cavity trays

Amendment to clause on complicated DPC junctions to permit site folding in certain circumstances:

*"Site folding of internal and external corners **may** be permitted where the **quality of the installation is of the highest standard** and installed **in accordance with manufacturers recommendations**."*

Chapter 7.2

Pitched roofs

Chapter 7.2 Pitched roofs

Clause 7.2.14 – Underlay, sarking boards and sheets

Additional guidance given around underlay drape and/or spacers to allow moisture to free drain.

*"Underlays which are unsupported, i.e. not supported by sarking boards/sheets, **should be laid with a drape** between rafters or supports:*

- *to allow water to drain freely beneath tilling battens*
- *to ensure that water is deflected away from batten fixings.*

Excessive drapes should be avoided to prevent transfer of loads to the outer roof covering and excessive noise nuisance under wind action.

Where no underlay drape is provided, counterbattens or proprietary spacers between the tiling battens and underlay should be installed, to ensure that there is a clear drainage path beneath the tiling battens, and a suitable sealing tape should be used to prevent water ingress via fixings."

Chapter 8.1

Internal services

Chapter 8.1 Internal services

Clause 8.1.6.1 – Electrical services

Additional guidance has been provided to give greater clarity on locations where electrical installations should **not** be liable to premature collapse in the event of a fire;

"be supported such that they will not be liable to premature collapse in the event of a fire ***where hanging across access or egress routes.*** *This can be achieved by using steel containment systems (either in or on) and precludes the use of non-metallic cable clips or ties as the sole means of support where cables are clipped direct to exposed surfaces. Suitably placed steel or copper clips, saddles would be acceptable. (Plastic rawlplugs with a steel clip will be acceptable if suitably sized for the screw and load"*

NHBC warranty standards for MMC

Why performance standards are essential to delivery

Andrew Dabin, Standards Manager

Who we are and what we do

UK's leading independent provider of warranty and insurance for new-build homes

Purpose: to raise standards in house building by championing high-quality homes and protecting homeowners

We achieve our purpose through training and quality services and by assessing, inspecting and directly insuring new homes registered with us

Around 70-80% of new homes built in the UK are covered by Buildmark

More than 1.4 million homes are currently protected by Buildmark

We carry out more than one million site inspections per year

We help builders to get it right first time

We are a non-profit distributing organisation with no shareholders

We are not a regulator and we do not build houses

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Building confidence

- Normalisation of MMC
- Carbon agenda
- Building performance
- Minimum warranty standards
- NHBC will continue to support

Standards journey

MMC Hub
In-house management of MMC systems based on evidence of material performance & “risk”

1

NHBC Accepts
Commercialised MMC assessment based on European Technical Approval Guidelines

2

Third party certification
Development of MMC assessment methods by UKAS-accredited bodies

3

NHBC Standards
Release of first published standards solely for Category 1 and 2 systems

4

PAS 8700, D-KoP, ISO CB/301…
Committees working for the DLUHC and International Organisation for Standardisation (ISO) to drive UK and international standards forward

5

Why certify?

- NHBC and other warranty providers demand it
- It builds trust by providing evidence
- Helps to manage the risk of failure
- Certification is usually against known standards

What certification options exist for MMC?

www.bbacerts.co.uk

www.nhbc.co.uk/accepts

See also:

www.steel-sci.com
www.kiwa.com
www.bmtrada.com
www.ul.com
www.element.com

www.mmc.market

New for January 2025

Part 11 of the NHBC Standards
'Modern Methods of Construction'

Three new chapters:

- *General guidance*
- *Closed panel systems*
- *Volumetric systems*

NHBC Standards

Your essential guide to house building from foundations to roofs and finishing

General requirements (11.1)

Defines “common rules” for use of MMC systems on NHBC projects and gives requirements and guidance for:

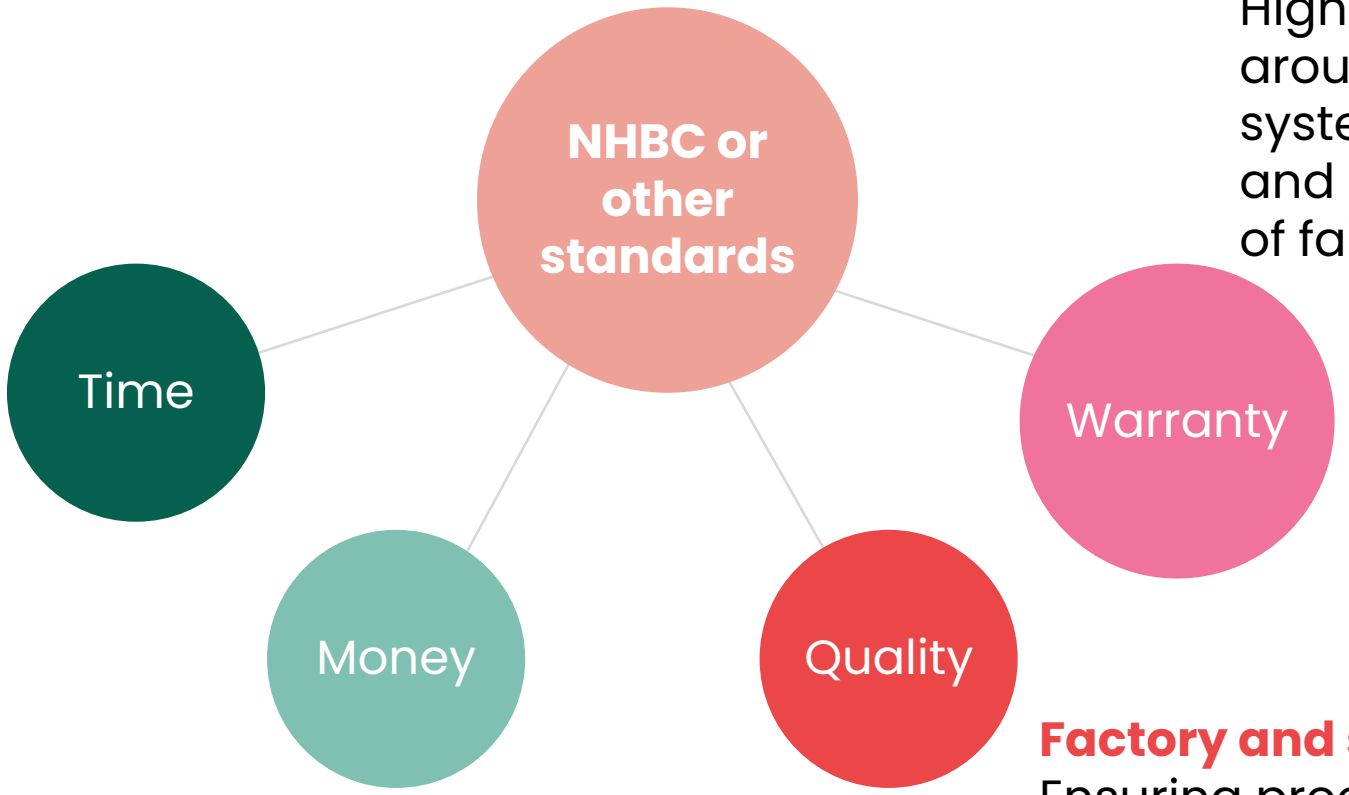
- certification, system manuals
- quality management systems
- site management
- temporary stability, robustness and integrity
- installation and verification
- handover information packs.

Closed panel and volumetric systems

- Provides minimum technical requirements
- Sets out guidance related to the system type and method of construction
- Links to complimentary existing NHBC guidance
- Will be enhanced by guidance on other categories of MMC in future releases of the Standards.

Considerations

Faster, better
Reduced chance of variations. Impact of poor weather and skills shortages minimised.



Confidence in MMC
High standards around MMC systems builds trust and reduces chance of failure or claims.

Standardised approach
Lack of interoperable systems makes design harder and increases the risk of failure in delivery.

Factory and site controls
Ensuring procedures are followed under a proper process and getting it right the first time.

Key points

Standards are vital

Moving away from traditional build brings commercial risk and reward. MMC can provide some of the solutions to the issues faced and will become the norm in time.

1. **Do your homework**
   Read the standards, research all options and seek evidence of performance
2. **Engage early**
   Talk to your partners and consider the commercial risks of using MMC
3. **Record and learn**
   Accept MMC is a journey and not every job will go smoothly

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Sum Up

- This is a small number of the full details for 2025
- Look at the NHBC Tech Zone for full PDF release and webinars in October 2024

- Techzone | NHBC

Thank you

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