Dear Sirs

Further to our recent site visit to assess differing subfloor heights prior to the application of bonded wood flooring, please see our comments below.

**Comments**

The works consist of approximately 25,000m² of bonded wood flooring installed onto a flooring grade chipboard subfloor which has been screwed to timber battens sitting on cradles with water fed underfloor heating. Each apartment has a pre-assembled bathroom pod lowered into position. The pods do not appear to have been installed to any datum. In addition we understand the underfloor heating has not been commissioned in accordance with BS 8203:2017 Code of Practice and therefore there remains a high probability of deformation and/or delamination of the timber flooring should it be laid prior to commissioning to BS EN 1264:1-6.

**Apartment Type K Level 4**

We inspected a ‘K’ type apartment on level 4 where the flooring grade chipboard had been installed to datum but was below the FFL height of the bathroom pod by approximately 22mm. Wood flooring and adhesive will accommodate approximately 17mm resulting in a trip hazard of approximately 5mm. The subfloor was in the process of being sanded and was clear from construction debris, however it was very dusty.
In this style of apartment the bathroom pod is directly opposite the front entrance door with a space of approximately 1.2m between. It has been requested that we provide a specification for materials that can be laid from a possible 8mm down to 0mm to remove a trip hazard at the entrance to the bathroom, remains flexible and will exhibit a bond strength suitable for the adhesion of timber flooring.

NOTE: Please be advised that the minimum thickness of a levelling screed for the bonding of wood flooring is 3mm.

Recommendations

Our earlier report of 4th December 2018 identified the chipboard subfloors are, in certain areas, bouncing due to the sound deadening cradle and batten system used with the timber subfloor. Therefore we draw you attention to the following:

In all cases the chipboard substrate must be primed with Sika Schönox VD (see technical data sheet). The subfloor requires a fibre reinforced material to accommodate possible movement and bouncing. Sika Schönox APF meets this requirement but requires a minimum application thickness of 3mm. Once the bulk of the thickness has been levelled, the use of Sika Schönox AST feather edge will allow you to try and lose the slope over a longer distance. Under no circumstances should the Sika Schönox APF be used as a feather edge.

We have explored numerous solutions. However the only one that we would be able to confidently say will work is Sika Schönox VD neat and Sika Schönox APF with Sika Schönox AST where required.

We trust the above is of assistance. Should you wish to discuss further please do not hesitate to contact the writer direct.

Yours faithfully

Mick Hooper  
National Flooring Manager – Schönox

Sam McNaughton  
Technical Services Advisor Flooring