Floor *protection*, sequencing and handover

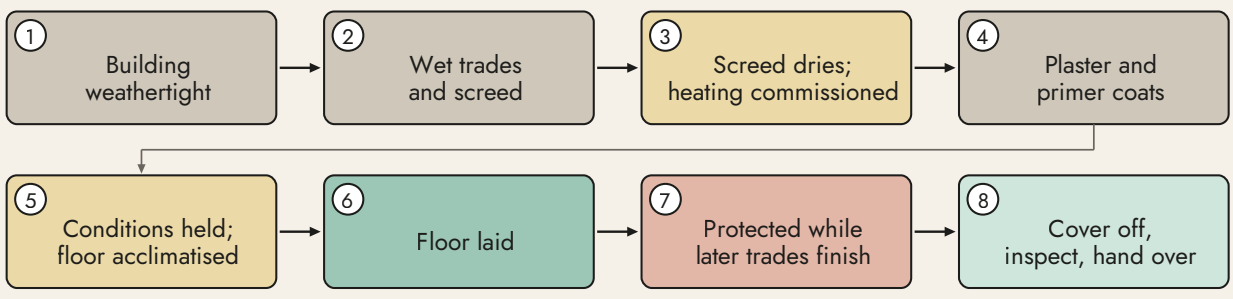
Lay the floor late, hold the conditions, cover the whole floor with a breathable covering until the last trade has left, and inspect, record and hand over in finished light. The floor maker's instructions govern.

Compliance guidance. Based on one distributor's end grain guideline, our own installation guide, a stone supplier's manual and a Tile Association paper; BS 8201:2011 was not read. Figures belong to those products and papers. The floor maker or stone partner's own instructions govern. Guidance, not engineering or legal advice. Nothing here describes what the studio or a partner does on site.

AT A GLANCE

Step	Condition to reach	Evidence to record	Common failure
Weathertight	Doors and windows fitted so the building can hold its conditions.	Date; photographs.	Floor delivered to an open shell.
Wet trades and screed dry	Wet trades complete and dried out. Screed given programme time to cure and dry; tiled finishes: a Tile Association paper gives 80 to 100 days for a 65 to 75 mm unconditioned cement screed.	Moisture test readings by point, with dates (see the subfloor sheet).	Programme squeezed; floor laid on a screed that has not dried.
Heating commissioned	Underfloor heating tested before stone is laid; one maker's guide has it run for a full cycle and left on for 2 weeks before timber.	Commissioning certificate; flow temperature log.	Heating first switched on after the floor is down.
Plaster and primer coats done; conditions held; floor acclimatised	Dust-making wet finishing complete. 45 to 65 % RH and 15 to 25 °C, with at least 72 hours in the room (end grain guideline); your timber partner's figures take precedence.	Logger readings with dates.	Floor delivered before the building is conditioned.
Floor laid	The most critical time is during, and for 48 hours after, installation (end grain guideline).	Daily temperature and RH record.	Overnight temperature drop; heating off at weekends.
Protected while later trades finish	Covered completely; the covering stays until the last trade has left.	Photograph of the covering; a log of trades in.	Covering lifted early; plastic on stone; tape on the finished floor.
Cover off, inspect, hand over	Inspected from normal viewing positions in the room's own light; first clean; care guidance handed over.	Dated photographs; snag list; sign-off.	Defects found after the client has moved in.

Figures belong to the cited guideline or paper, not to every floor. The floor maker and the stone partner set theirs. BS 8201:2011 was not read.



Order of work for a timber floor, simplified. Stone follows the same pattern with the stone partner's screed, bed and sealing requirements. Original drawing by Make Bespoke Studio.

SPECIFICATION WORDING

PROGRAMME SEQUENCE

The floor is to be installed after [wet trades, screed, plastering and primer coats] are complete, in a building with [doors and windows fitted] and conditions held at [45 to 65 % RH and 15 to 25 °C, or the floor maker's stated band] and logged from [5] days before delivery. Delivery and acclimatisation to the floor maker's instructions, minimum [72 hours].

SCREED AND HEATING

Screed moisture to be tested at [points] and recorded before installation; [floor maker or stone partner] to confirm acceptance. Underfloor heating to be commissioned and run to [floor maker's] instructions before installation, with probes limiting the subfloor surface to [27 °C]. The heating is not to run under the protection unless [floor maker] confirms in writing.

PROTECTION

On completion the [installer] is to cover the whole floor with [a breathable covering stated by the floor maker or stone partner], laid loose, fixed with low-adhesion tape to skirtings only, and kept in place until the last trade has left. Heavy and wheeled loads only on [load-spreading boards] along routes agreed with [main contractor]. A log of entries is to be kept.

INSPECTION AND HANDOVER

Before the covering is removed, [designer, main contractor and installer] are to inspect together, from normal viewing positions in the room's finished lighting, and record conditions and dated photographs by area. Defects to be listed against a plan and closed out before practical completion. The floor maker's care guidance, finish product names and batch numbers are to be handed over.

TERMS USED

Wet trades

Site work that puts water into the building, such as plastering and screeding. They must be complete and dried before a floor is brought in.

Breathable floor covering

A protective board or fleece that lets moisture and condensation pass through, as opposed to a plastic sheet that traps it. Product and method come from the floor maker.

STANDARDS AND SOURCES

- BS 8201:2011 Code of practice for installation of flooring of wood and wood-based panels: BSI: Current, published 31 Oct 2011; scope read 7 Nov 2026; text not read.
- A UK distributor's end grain flooring installation guidelines: Nov 2022; read 7 Nov 2026.
- The Tile Association: Tiling to Heated Floors: 2013, updated 2014; screed drying times for tiling.

Full guide: https://makebespoke.com/trade/technical/floor-protection-sequencing-and-handover. Make Bespoke Studio coordinates manufacture through its partner workshops. Figures are guidance only and your specification governs; some may be superseded, so contact the studio to verify.