Advantages of Gleeson Precast Floors

**Fast Construction**
A standard size house can usually be covered with Gleeson Precast flooring slabs in less than half a day. Floors can be grouted the same day and ready for use as a working platform the following day. This quick turn around enables greater turnover than with the traditional timber joist system.

**Safe Working Platform Provided**
A grouted Gleeson Precast floor provides a safe working platform for following trades which simplifies health and safety management. The time and material required for scaffolding will be reduced.

**Minimal Waiting Time - Available Ex-stock**
Gleeson Precast slabs are available ex-stock giving a faster response time. Lengths are available in 50mm increments from 1.0m to 6.5m. Approximately 20,000 square metres of Gleeson Precast concrete flooring are held in stock at all times.

**User Friendly - No Camber**
The design of Gleeson Precast floors (reinforced concrete rather than prestressed) means that they are level both above and below, hence greatly reducing the cost involved in finishing both ceilings and floors. This also gives the home builder a greater variety of options when choosing the finishes.

**Cost Effective Finishing**
Unlike the smooth underside of traditional prestressed flooring, the underside of Gleeson Precast flooring is textured allowing plaster to be directly applied to the surface. Slabs can generally be finished with one coat of bonding followed by a skim finish. The facility to plaster direct eliminates the need for plasterboard and battens, proving to be cost effective when compared to traditional methods.

**Easy Installation**
Gleeson Precast flooring slabs are narrower and therefore lighter than most other concrete flooring products. This enables the majority of Gleeson Precast slabs, supplied to both ground and first floor level, to be placed by our lorry mounted cranes.

**Secure System - Grout Keys**
Gleeson Precast flooring units have a special shear key that enhances load transfer between units. This special grooved system, once filled with the appropriate concrete mix, enables the floor to act as one panel. As well as being a major influence in the reduction of cracks in ceilings, the grout key also provides a facility for easy fixing of suspended ceilings. The v-shaped key allows a moulded batten to be secured between adjacent slabs. This batten can then be used to carry counter battens below.

**Underfloor Heating Made Easier**
Concrete floors such as those manufactured by Gleeson Precast are the preferable option when using an underfloor heating system. Underfloor heating manufacturers recommend that placing the heating pipes within a concrete screed offers “the highest thermal capacity” as against timber alternatives.
Why Concrete Homes ARE Better Built Homes

How to Compare Different House Types

The main factors to be considered when building or purchasing a new home are RESALE VALUE, FIRE SAFETY, SOUND INSULATION, DURABILITY, THERMAL INSULATION and THE ENVIRONMENT. Assessing the performance of the house you intend to build or buy under these headings is essential. Experience in Ireland and worldwide has shown that no other construction method can match concrete construction for all round, proven performance.

Re-Sale Value

When you buy a concrete home it will have qualities that you might not consider unless they are pointed out to you. Concrete is a very durable material with incredible physical properties. It will not warp, creak, rot or burn and it also has excellent sound absorption and thermal insulation characteristics. When selling your property, the qualities of a concrete home will immediately be observed by, or can be demonstrated to, prospective buyers - therefore future proofing your investment and ensuring a premium financial return. A concrete home will have an excellent re-sale value and is in every sense ‘a good home for your money’.

Fire-Safe Concrete

Concrete homes have a much higher level of fire safety than lightweight framed homes, with 4 times longer fire resistance - effectively 2 hours protection compared with 30 minutes for lightweight timber or steel frame construction. Concrete is an incombustible material and it will not produce smoke or in any way add to the fire. Fires which occur in concrete built homes will burn at a lower temperature, the house will retain its structural stability and the structure of the building will almost always remain completely intact.

Sound Insulation

Neighbour to neighbour noise is one of the most common complaints in new homes especially in semi-detached houses. As a dense material concrete floors and walls greatly reduce noise between rooms and between neighbouring houses, which makes for a peaceful lifestyle. Concrete block walls between adjoining rooms offers approximately 50% more sound insulation than a standard timber stud and plasterboard partition.

Durability

As we are an island nation, exposed to wind and rain, we Irish have traditionally built using durable materials such as concrete and stone which are long lasting and maintenance free. By doing so, we can avoid dry and wet rot which can greatly reduce the life of a building. Rotting problems can also be caused by flooding, leaks from pipes or water tanks and leaks in wet areas such as around shower bases in bathrooms. In recent years, there have been severe rotting problems, in bathroom areas in particular, giving rise to the need to replace floors. Concrete is resistant to attack from infestations such as rats or mice. Using concrete building components completely eliminates durability problems and ensures an extremely long lasting maintenance free structure.

Thermal Insulation

From January 4th 2006, when selling a property, owners will be required to produce an ‘Energy Performance Certificate’ to the person purchasing the property. A good energy performance will add to the value of your house, since the purchaser could save substantially on heating bills as fuel costs rise. A concrete house will heat up more slowly than a lightweight framed house, but it will also cool down more slowly. Concrete absorbs heat like a storage heater and returns it back to the room over a period of about 6 hours - so your house will be warm, long after the heating is turned off. Because of its ability to store heat, including free heat from the sun’s rays, concrete is more thermally efficient than lightweight framed homes, when equal amounts of insulation are used.

The Environment

Concrete home building materials, including concrete blocks, have excellent environmental credentials. Concrete absorbs carbon dioxide from the air, it can be recycled endlessly and dangerous chemicals are not required for its preservation. Compared to one tonne of wood for example, one tonne of structural concrete contains only 10% of the embodied carbon dioxide and only 12% of the embodied energy.

For more information on concrete homes visit www.irishconcrete.ie