



NBS Specification Guidance Notes

L20 Operable Walls – ModernGlide Systems

A structured approach to specifying movable walls, operable walls, and sliding folding partitions in line with **NBS L20**. This guide is written for architects and specifiers working within NBS Chorus, providing clear technical direction and commercially robust product alignment across the ModernGlide range.

NBS CHORUS

L20 CLASSIFICATION

MODERNGLIDE SYSTEMS

What is NBS L20?

NBS L20 is the UK specification clause covering operable walls, movable and moveable walls, and sliding folding partitions. It provides a structured framework that brings consistency and rigour to the specification process — from performance requirements through to installation and compliance.

Covered System Types

- Operable walls
- Movable / moveable walls
- Sliding folding partitions

Specification Framework

- Performance criteria
- Materials and construction
- Operation and access
- Installation method
- Regulatory compliance

NBS L20 ensures clarity between architect, contractor, and manufacturer — reducing ambiguity at every stage of procurement.

Why Use NBS for Movable Walls

Specifying movable walls under NBS L20 brings discipline and repeatability to the process, minimising risk at tender stage and improving coordination across trades. For architects working in NBS Chorus, it provides a recognised, auditable specification structure that travels seamlessly through design, procurement, and construction.

Consistent Language

Shared terminology across the design team reduces misinterpretation in tender returns.

Clear Performance Intent

Acoustic, fire, and operational requirements are explicitly stated and contractually binding.

Reduced Tender Ambiguity

Contractors and manufacturers price to the same defined scope, improving comparability.

Trade Coordination

Structural, M&E, and finishing interfaces are pre-defined within the specification.

ModernGlide & NBS Alignment

ModernGlide systems are engineered to integrate directly into NBS Chorus-based specifications under the L20 classification. All products are aligned with current UK and European standards and installed under **FIS-accredited practices**, ensuring specification integrity from clause to completion.



MG100–MG200 Solid Acoustic

High-performance solid wall systems offering acoustic ratings up to Rw 59 dB for demanding room separation requirements.



MG500–MG600 Glazed Systems

Movable glazed wall solutions that balance acoustic performance with transparency, light transmission, and visual connectivity.



MG700–MG900 Design-Led

Specification-grade systems where finish quality, bespoke detailing, and automated operation are primary design drivers.

Core Specification Parameters (L20)

A complete L20 specification must address all key technical parameters to avoid ambiguity in tender returns and during installation. These parameters form the backbone of any operable wall clause within NBS Chorus and must be defined at RIBA Stage 3 or earlier to allow meaningful structural and services coordination.

1

System Type

Define whether top hung or floor supported, and confirm track configuration and stacking arrangement.

2

Acoustic Performance

State Rw laboratory rating aligned to room function and BB93 or other applicable acoustic brief.

3

Panel Construction

Specify core type, panel thickness, surface finish, edge treatment, and fire performance class.

4

Track & Suspension

Confirm head track type, structural support strategy, deflection allowances, and ceiling interface.

5

Operation Mode

Define manual, semi-automatic, or fully automated operation and confirm accessibility requirements.

6

Stacking & Storage

Specify stack location, stack pocket dimensions, and any aesthetic enclosure requirements.

Acoustic Performance in NBS L20

Acoustic performance is one of the most critical — and most frequently under-specified — parameters within L20. Performance must be explicitly stated as a **laboratory Rw rating** and should be selected with reference to the room's functional requirements, whether that is a boardroom, teaching space, or healthcare facility.

ModernGlide Acoustic Range

The MG100 range achieves up to **Rw 59 dB** — suitable for the most demanding separation requirements in commercial and educational environments.

- MG100 Series: up to Rw 59 dB
- MG300 Series: up to Rw 52 dB
- MG500 Glazed: up to Rw 45 dB

Specifier Considerations

Laboratory ratings do not account for real-world flanking transmission. Architects must also address:

- Flanking paths through structure and ceiling void
- Junction detailing at perimeter seals
- Floor interface and threshold treatment
- Actual in-situ performance expectations

📌 Always align Rw specification with the acoustic consultant's design brief to avoid post-contract performance disputes.

Panel Construction & Finishes

Panel specification must go beyond system type to define core construction, surface finish, edge detailing, and fire performance classification. Finish selection directly influences both long-term durability and the visual quality of the installation — particularly in high-footfall or design-sensitive environments.



Core & Construction

Specify panel thickness, core type (honeycomb, mineral, solid timber), and overall weight. Core selection is the primary driver of acoustic and fire performance.



Fire Performance

Where required, specify fire rating classification (e.g. EI30, EI60) in line with the fire strategy. ModernGlide systems are available with certified fire-rated configurations.



Surface Finishes

Options include high-pressure laminate, natural veneer, stretched fabric, and full-height glazing. Match finish class to contract durability requirements.

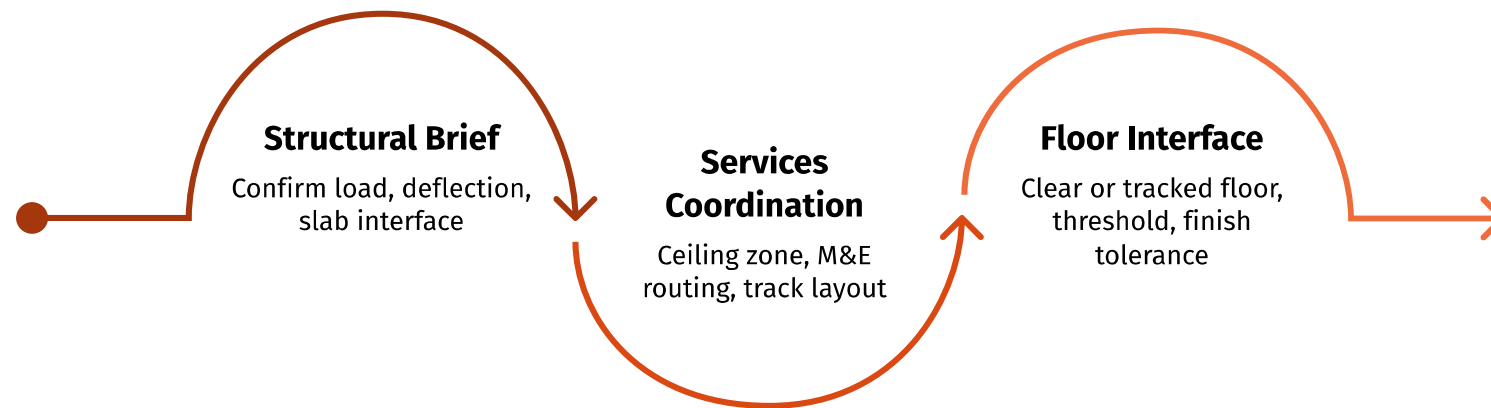


Edge & Protection

Define edge profile type, impact protection, and vertical seal configuration. Edge detailing is critical at acoustic perimeter conditions and panel-to-panel junctions.

Track, Structure & Integration

Most ModernGlide systems are **top hung**, placing all panel loads into the overhead structure. This demands early coordination with the structural engineer to confirm slab capacity, deflection limits, and the interface with ceiling systems and building services. Late-stage structural surprises are among the most common causes of cost overruns on operable wall packages.



The head track layout must be determined before ceiling coordination is finalised. ModernGlide's technical team provides early-stage structural load data and track setting-out drawings to support this process, reducing risk and programme impact.

Structural Support

Confirm slab or beam capacity to carry panel dead loads plus dynamic operation forces. Provide load schedules at RIBA Stage 3.

Deflection Allowance

Specify maximum permissible deflection at head track to maintain seal integrity and acoustic performance under load.

Ceiling & Services

Coordinate track zone with reflected ceiling plan. Confirm void depth, sprinkler positions, and luminaire layout before track is set out.

Operation, Maintenance & Compliance

NBS L20 requires that operation, accessibility, safety, and maintenance strategy are all clearly defined within the specification. Systems that are correctly specified for their anticipated frequency of use — and supported by a structured maintenance regime — deliver consistent performance across their full design life.

Operational Requirements

- Define ease-of-operation standard for intended users
- Confirm accessibility compliance (where required)
- Specify safety provisions for automated systems
- State commissioning and handover requirements

ModernGlide Recommendation

All ModernGlide systems are designed for **frequent daily use** in commercial environments. For sustained long-term performance, the following are recommended as part of the specification:

- Annual servicing by approved operative
- Full commissioning record at handover
- Maintenance manual issued to FM team

- 📄 Lifecycle performance is an intrinsic part of the specification — not an afterthought. Including maintenance requirements within L20 protects both the client and the design team.

Specification Checklist – NBS L20 with ModernGlide

Use the following checklist to confirm that all critical L20 parameters have been addressed before issuing the specification for tender. Each item maps directly to a clause requirement within NBS Chorus and to ModernGlide's technical documentation suite.

→ **System Type Confirmed**

Top hung or floor supported; stacking arrangement and stack pocket dimensions defined.

→ **Acoustic Rw Rating Stated**

Laboratory rating specified and aligned with acoustic consultant's brief; flanking addressed.

→ **Panel Construction Specified**

Core type, thickness, surface finish, edge detail, and fire classification all included.

→ **Structural Coordination Complete**

Load schedules issued; deflection allowances confirmed; ceiling and services coordinated.

→ **Operation & Maintenance Defined**

Operational mode, accessibility, commissioning requirements, and servicing regime stated.

For technical support, NBS Chorus clause templates, or product-specific specification assistance, contact the ModernGlide specification team. All MG Series systems are supported by comprehensive NBS specification content, BIM objects, and acoustic test data.

MODERNGLIDE TECHNICAL SUPPORT

NBS CHORUS READY

FIS ACCREDITED INSTALLATION