

BUILDING CODES & AUSTRALIAN STANDARD

PLANS TO BE READ IN CONJUNCTION WITH COUNCIL CONDITIONS THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS AND ENGINEERING PLANS. ALL BUILDING WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD BUILDING PRACTICES AND TO THE FOLLOWING DOMESTIC HOUSING STANDARDS BUT NOT LIMITED TO

DEMOLITION:

- AS 2601 - The demolition of structures

SITE PREPERATION:

- Earth works in accordance with the requirements of Environmental Planning & Assessment (Act 1979 and regulation 1994 and relevant requirements of Part 3.1.1 of the BCA Volume2)
- Stormwater drainage - Part 3.1.2 of the BCA (Volume2) and
- AS/NZS 3500 Part 3.2 - Stormwater drainage.
- Termite protection - Part 3.1.3 of the BCA (Volume2) and
- AS 3680.1 - Protection of building from subterranean termites

FOOTINGS AND SLAB:

- Footings and slab - Part 3.2 of the BCA (Volume2) and
- AS 2870 - Residential slabs and footings
- AS 3600 - Concrete structures.
- AS 2159 - Piling - design and installation.
- Soil classification - Part 3.2.4 of the BCA (Volume2)

MASONRY:

- Masonry construction - Part 3.2 of the BCA (Volume2) and
- AS 2700 - Masonry code
- Units in masonry - Part 3.3.3.4 of the BCA (Volume2) and

FRAMING:

- Sub floor ventilation - Part 3.4.1 of the BCA (Volume2) and
- Steel framing - Part 3.4.2 of the BCA (Volume2) and
- AS 1250 - The use of steel in structures
- AS 3623 - Domestic metal framing
- AS 4100 - Steel structures.
- Timber wall floor and roof framing - Part 3.4 of the BCA (Volume2) and
- AS 1684 - Residential timber - frame construction.
- AS 1720.10 - Timber structures code.

WALL AND ROOF CLADDING:

- Roof tiling - Part 3.5.1.1 & 3.5.1.2 of the BCA (Volume2) and
- AS 2049 - Roof tiles.
- Metal roof sheeting - Part 3.5.1.1 & 3.5.1.3 of the BCA (Volume2)
- Gutter and downpipes - Part 3.5.2 of the BCA (Volume2) and
- AS/NZS 3500 Part 3.2 - Stormwater drainage.
- AS/NZS 3500 Part 3.2 - Domestic installation - section 5 - stormwater drainage.
- Wall cladding - Part 3.5.3 of the BCA (Volume2)

GLAZING:

- Part 3.6 of the BCA (Volume2)
- AS 1288 - Glass in buildings.
- AS 2047 - Windows in buildings.
- All window openings higher than 2m from finished level to be protected in accordance with Clause 3.9.2.5 of Volume 2 of the building code of Australia

FIRE SAFETY:

- Fire separation Part 3.7.1 of the BCA (Volume2)
- Fire separation wall construction Part 3.7.1.8 of the BCA (Volume2)
- Fire separation - roof lights Part 3.7.1.10 of the BCA (Volume2)
- Smoke alarms - Part 3.7.2 of the BCA (Volume2) and AS 3786 - Smoke alarms.
- Heating appliances - Part 3.7.3 of the BCA (Volume2) and
- AS 2918 - Domestic solid - fuel burning appliances - installation.

HEALTH AND AMENITY:

- Wet areas Part 3.7.1 of the BCA (Volume2) and
- AS 3740 - Waterproof of wet areas in residential building.
- Room heights Part 3.8.2 of the BCA (Volume2)
- Kitchen , sanitary and washing facilities Part 3.8.3.2 and 3.8.3.3 of the BCA (Volume2)
- Natural and artificial light Part 3.8.4.2 and 3.8.4.3 of the BCA (Volume2)
- Ventilation Part 3.8.5 of the BCA (Volume2)
- Natural light Part 3.8.5.2 and 3.8.5.3 of the BCA (Volume2)
- Mechanical - Part 3.8.5.0 and 3.8.5.3 of the BCA (Volume2)
- Sound insulation - Part 3.8.6.1 of the BCA (Volume2)

SAFETY MOVEMENT AND ACCESS:

- Stair construction Part 3.7.1.1 of the BCA (Volume2)- Acceptable construction practice

STRUCTURAL DESIGN MANUALS:

- AS 1170.1 - Dead and live loads and load combinations.
- AS 1170.2 or AS 4055 - wind loads.
- AS 1120.1 - timber structures codes.
- AS 2327.1 - Composite construction in steel and concrete.
- AS 2870 - Residential slabs and footings.
- AS 3600 - Concrete structures.

SPECIFICATION

ISSUE	AMENDMENTS	DATE	<p>Copyright reserved. No part of these plans may be reproduced or transmitted in any form without the written permission from D.J.L Architectural design Pty Ltd.</p> <p>DO NOT SCALE THE DRAWING</p>	<p>DJL ARCHITECTURAL DESIGN PTY LTD 155 Pitt Town Road Kenthurst 2158 0417224342 djdinh@bigpond.com.au</p>	PROPOSED ALTERATION TO EXISTING:		<p>Jadco homes P.O Box 384 Emu Plains 2750 47355480 0418285059</p>	
A	PRELIMINARY FIRST DRAFT	20.06.13			CLIENT:	Mr & Mrs Ralph		
					ADDRESS:	Lot 29 No 55 Chain o ponds Road MULGOA		
							DRAWN: DJL	DATE: 20.06.13
							SCALE: 1 : 100	SHEET NO: 6 / 8