

GENERAL BUILDING

ISSUE JANUARY, 2021

SPECIFICATION

FOR RESIDENTIAL CONSTRUCTION

NOTE: DISREGARD ANY PART OF THIS SPECIFICATION THAT IS NOT APPLICABLE, ESPECIALLY WHEN USED FOR MINOR WORKS INCLUDING EXTENSIONS, RENOVATIONS, ETC. THE ARCHITECTURAL DRAWING AND ENGINEERING DRAWING (DETAILING THE REQUIREMENTS OF THIS PROJECT) WILL PREVAIL OVER THIS SPECIFICATION.

PROJECT TYPE : PROPOSED BRICK VENEER DWELLING

CLIENT : MR & MRS FARRUGIA

PROPERTY ADDRESS : LOT 8, No.120-134 FARM ROAD, MULGOA NSW 2745

GENERAL :

This specification details the residential construction work to be executed and materials to be used in the carrying out of the works shown on the accompanying architectural plans.

1.0 EXCAVATIONS :

Site excavations to be in accordance with the approved architectural plans with regards to relative levels, depth of cut and / or fill and extent of excavated building platform beyond the perimeter of any proposed structure.

2.0 TERMITE PROOFING :

Termite proofing to be provided in accordance with Part 3.1.4 of the National Construction Code - B.C.A Volume 2 and manufacturers separate specifications.

3.0 FLOOR SYSTEM :

3.1 Concrete Slab :

All concrete slabs to be constructed in accordance with the accompanying structural engineers detail drawings.

Slab to be in accordance with Part 3.2 of the National Construction Code - B.C.A. and AS 3600, AS 2870.

Slabs to be cured in accordance with AS 3600.

Unless otherwise specified by Structural Engineering details, 0.2mm high impact vapour membrane is required for rooms of a habitable nature below the concrete slab.

3.2 Timber / Steel flooring :

Footings to external walls and isolated piers to be constructed in accordance with the accompanying structural engineers detail drawings.

Base brickwork to be minimum 90mm thick with minimum 190 x 100 engaged piers at spacings to suit bearers. Isolated piers to be nominally 230 x 230 up to a maximum height of 1800mm. Over this to a maximum height of 2700mm the lower portion to be 350 x 350.

Bearer and floor joists shall be timber framing to comply with [AS 1684](#) or steel framing to comply with [AS 4100](#).

Structural sheet flooring with tongued and groove to be used with moisture resistant sheet flooring in wet areas or as noted on architectural plans.

4.0 FRAMING SYSTEM :

4.1 Framing :

The frame shall be timber framing to comply with [Part 3.4.3 of the National Construction Code - B.C.A.](#) and [AS 1684](#). Any steel framing to comply with [Part 3.4.2 of the National Construction Code - B.C.A.](#) and [AS 4100](#). The stress grade of the timber used to be in accordance with the framing manufacturers separate specifications.

4.2 Sub – Floor Ventilation :

Provide adequate cross ventilation to the space under the suspended flooring system. Where timber floor construction is used, the minimum clearance from the ground to the underside of the lowest timber is to be 200mm.

4.3 Sub – Floor Access :

Provide access under the suspended flooring system in position indicated on architectural plans.

4.4 Upper Floor Joists :

Upper floor joists shall be timber trussed or softwood floor joists to comply with [AS 1684](#) or steel trussed or cold formed section joists to comply with [AS 4100](#).

4.5 Walls :

Wall framing to comply with [AS 1684](#). Wall bracing in accordance with [AS 4055: Wind Loads for Housing](#).

4.6 Roof Framing :

Roof framing shall be timber trusses to comply with [AS 1684](#) or steel trusses to comply with [AS 4100](#).

Unless otherwise specified on architectural plans, fascia and gutter shall be colourbond steel.

Eaves, verandahs and verge overhangs as indicated on the architectural plans, to be lined with 4.5mm thick fibre cement sheets.

5.0 MASONRY & LINTELS:

Brickwork to comply with [Part 3.3 of the National Construction Code - B.C.A.](#) and [AS 3700](#).

Brickwork to external walls and internal feature brick walls (where indicated on architectural plans) to be a minimum of 90mm thick. Cavity between brickwork and framing to be a minimum of 25mm with galvanised wall ties at 600mm spacings horizontally and 450mm vertically. Provide one damp proof course in brickwork at underside of bearers for timber floors and cavity flashing at the first or second bed joint for concrete slab. Provide subfloor ventilation in accordance with the Building Code of Australia.

Weatherproofing of masonry to comply with [AS 4773](#).

Steel lintels to comply with [AS 4100](#).

6.0 ROOF COVERING :

Roof covering to comply with [Part 3.5 of the National Construction Code - B.C.A.](#)

The roof covering shall be tiled to comply with [AS 2049](#) or metal sheet roofing to comply with [AS 1562](#) as specified on the architectural plans.

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7.0 CLADDING & LININGS :

7.1 External Claddings and Linings :

Cladding and Lining sheet materials where specified on architectural plans shall be installed in accordance with the manufacturer's specifications and are to comply with *Part 3.5.4.4 of the National Construction Code - B.C.A Volume 2*

Eave and soffit linings where specified on architectural plans shall be installed in accordance with the manufacturer's specifications and are to comply with *Part 3.5.4.5 of the National Construction Code - B.C.A Volume 2*

7.2 Internal Wall and Ceiling Linings :

Provide plasterboard internal wall lining except to wet areas where fibre cement sheeting is to be used (or provide cement render finish where applicable). The lining of wet areas shall be constructed as per *AS 3740 or Part 3.8.1 of the National Construction Code - B.C.A.*

Ceiling linings to be plasterboard fixed directly to joists or rafters. The junction of walls and ceilings to be installed with plasterboard cornice.

All linings to be fixed in accordance with the manufacturers specifications.

8.0 WINDOWS & DOORS :

All windows and door types to be as shown on architectural plans. Windows to comply with *AS 2047, AS 2147* and aluminium framed windows to comply with *AS 2047*.

Type and manufacturer as selected, fitted with all furniture and fixed in accordance with the particular manufacturer recommendations. Heads and sills to be flashed.

External doors to have draught excluders and threshold weather seal.

9.0 SKIRTINGS & ARCHITRAVES :

Skirtings and architraves shall be dressed all round and stained or painted.

10.0 GLAZING :

Glazing to comply with *Part 3.6 of the National Construction Code - B.C.A.* Safety glazing in accordance with *AS 1288*.

Openable windows to first floor bedrooms and other rooms to be protected with restricted opening, security screen etc in accordance with *Parts 3.9.2.6 & 3.9.2.7 of the National Construction Code - B.C.A.*

Fixing and thickness of glazing to conform with *AS 1288*.

11.0 CUPBOARDS & CABINETS :

Extent of cupboards and cabinets to be provided as shown on architectural plans.

Cupboard doors and bench tops with materials as selected with kitchen manufacturer. Floor cupboards to have raised floors with toe space under front facade. Doors to be accurately fitted and hung and finished with selected catches and handles.

12.0 PLUMBING :

Gutters and downpipes to be installed in accordance with *Part 3.5.3 of the National Construction Code - B.C.A* and *AS 3500.3*.

Gutters to be provided to all eaves, set into position with adequate slope to downpipes. All fixing and joints shall be in accordance with manufacturers requirements. Downpipe positions are to be in accordance with the architectural plans. All flashings and roof plumbing as required.

Provide cold water supply from water meter to all fittings as shown on architectural plans.

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Provide hot water system and connection to all fittings as shown on architectural plans.

Provide wet areas in accordance with *Part 3.8 of the National Construction Code - B.C.A.* and *AS 3740*.

13.0 WET AREAS :

The wet areas in the building shall be impervious to water as required by *Part 3.8 of the National Construction Code - B.C.A.* The materials used are to be suitable and installation has been carried out in accordance with *AS 3740*.

14.0 SEWERAGE & STORMWATER DRAINAGE :

14.1 Mains sewer :

Provide house sewer drainage connection to the sewer junction point supplied by Sewer Authority.

14.2 Septic Sullage System :

Provide house sewer drainage connection to a septic system in accordance with the Local Authority.

14.3 Stormwater :

Stormwater drainage to be connected in accordance with *AS 3500.3* to street kerb or underground drain or absorption trench, or other Local Authority approved discharge point within the site as shown on Site Plan or as shown on separate Hydraulics Engineer's Plan.

15.0 ELECTRICAL & SMOKE ALARM(S):

Electrical labour and materials to be provided in accordance with the S.A.A regulations and the requirements of the Local Electrical Supply Authority.

Meter box to be provided to enclose meters in accordance with relevant authority requirements.

Smoke alarm(s) are to be installed onto ceiling in appropriate locations in accordance with *Part 3.7.5 of the National Construction Code - B.C.A. Volume 2* and *AS 3786* and are to be interconnected and connected to the mains power supply and have standby power supply.

16.0 CONDENSATION MANAGEMENT:

Condensation management to be in accordance with *Part 3.8.7 of the National Construction Code - B.C.A.*

16.1 Pliable building membrane

- a) Where a *pliable building membrane* is installed in an *external wall*, it must—
 - i) comply with *AS/NZS 4200.1*; and
 - ii) be installed in accordance with *AS 4200.2*; and
 - iii) be a vapour permeable membrane for *climate zones 6, 7 and 8*; and
 - iv) be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.
- b) Except for single skin masonry or single skin concrete, where a *pliable building membrane* is not installed in an *external wall*, the primary *water control layer* must be separated from *water sensitive materials* by a drained cavity.

16.2 Flow rate and discharge of exhaust systems

- a) An exhaust system installed in a kitchen, bathroom, *sanitary compartment* or laundry must have a minimum flow rate of—
 - i) 25 L/s for a bathroom or *sanitary compartment*; and
 - ii) 40 L/s for a kitchen or laundry.
- b) Exhaust from a bathroom, *sanitary compartment*, or laundry must be discharged—
 - i) directly or via a shaft or duct to *outdoor air*; or
 - ii) to a roof space that is ventilated in accordance with *Part 3.8.7.4 of the National Construction Code - B.C.A.*

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16.3 Ventilation of roof spaces

- a) Where an exhaust system covered by *Parts 3.8.7.2 & 3.8.7.3 of the National Construction Code - B.C.A.* discharges into a roof space, the roof space must be ventilated to *outdoor air* through evenly distributed openings.
- b) Openings *required* by (a) must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch is more than 22°, or 1/150 of the respective ceiling area if the roof pitch is not more than 22°.
- (c) 30% of the total unobstructed area *required* by (b) must be located not more than 900 mm below the ridge or highest point of the roof space, measured vertically, with the remaining *required* area provided by eave vents.

16.4 Permeable Sarking

Permeable sarking to be used under external cladding within Climate Zones 6, 7 and 8 in accordance with *Part 3.8.7.2 of the National Construction Code - B.C.A.*

17.0 FITTINGS :

16.1 Kitchen :

Provide kitchen fittings including oven, cooktop, rangehood, microwave, dishwasher, sink and tap ware as indicated on the architectural plans and as selected with kitchen manufacturer.

16.2 Bathroom :

Provide bathroom fittings including vanity, bath tubs, shower compartment, water closets, bidet and tap ware as indicated on the architectural plans.

16.3 Laundry :

Provide laundry tub and tap ware including washing machine provision as indicated on the architectural plans.

18.0 STAIRS, LANDINGS & HANDRAILS :

Provide timber or concrete internal staircase, and timber framed or concrete and brick external landings in accordance with *Part 3.9 of the National Construction Code - B.C.A.* and as indicated on the architectural plans.

Provide slip resistance to stair(s) to comply with *Part 3.9.1.4 of the National Construction Code - B.C.A. Volume 2* and in accordance with *AS 4586* where shown.

Handrails in accordance with *Part 3.9.2.4 of the National Construction Code - B.C.A.* to landings and steps to be provided where shown. Continuous handrails provided to a Staircase in accordance with *Part 3.9.2.4 of the National Construction Code - B.C.A.*

All Barriers/balustrades (ie. to the staircase, void, verandah, porch and alfresco areas, where shown on plans) are to be in accordance with *Part 3.9.2.3 of the National Construction Code - B.C.A.*

Balustrade to any balcony to be not less than 1m above the finished surface level in accordance with clause *3.9.2.2 of the B.C.A.*

Thresholds exceeding 230mm high must incorporate step(s) (and landing if applicable) and comply with *Part 3.9.1.6 of the B.C.A.*

19.0 PAINTING :

All paints, stains and varnishes to be properly mixed and shall be of approved brands. Materials that require priming shall be primed with paint manufacturer's recommended primers. A minimum of two coats of paint to be provided.

Colours to be as selected by the owner.

Internal walls and ceilings, eaves and porch linings to be finished in P.V.A. Internal woodwork to be finished in full gloss enamel or wood stain. Where applicable, brickwork to be finished in acrylic latex.

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20.0 PAVING :

Provide clay or concrete paving if shown on architectural plans.

21.0 PORTABLE SANITARY ACCOMMODATION :

Provide portable toilet facilities during construction for the benefit of all people working on the site in accordance with relevant authority requirements.

22.0 BASIX & NATHERS:

All building works to be constructed in accordance with BASIX and NATHERS requirements as applicable. Refer to the BASIX/NATHERS Certificates.

23.0 BUSHFIRE PRONE AREA :

All proposed building works to be constructed to the relevant B.A.L. (Bushfire Attack Level) in accordance with Local Authority requirements, AS 3959 – 2018 Construction of Buildings in Bush-fire Prone Areas, Planning for Bush Fire Protection and the approved Bushfire Hazard Assessment Report.

24.0 SOLID FUEL WOOD FIRE PLACE :

The solid fuel wood fire place is to comply with AS 2918 and Part 3.7 of the National Construction Code - B.C.A.

25.0 RETAINING WALLS :

Retaining walls shall be constructed (where shown on architectural plans) to retain cut and / or fill excavations and shall be designed where appropriate by a Structural Engineer to relevant authority requirements.

26.0 DIMENSIONS :

Written dimensions will take precedence to scaled dimensions. All dimensions to be confirmed by the Builder and / or Surveyor prior to construction. Internal dimensions are measured between framework, and external dimensions are measured over brickwork. Ceiling heights are measured from top of flooring to underside of ceiling frame unless otherwise stated.

27.0 PLANS & SPECIFICATIONS :

If there is any difference between this Specification and the Architectural Plans, then the Plans will prevail.

28.0 BUILDING COMPLETION :

Once the building is completed, surplus building materials and rubbish shall be removed from the site in accordance with Waste Management Plan and the building, generally shall be left clean and ready for occupation.

29.0 ADDENDUM :
