

SPECIFICATION OF BUILDING WORKS

Proposal:

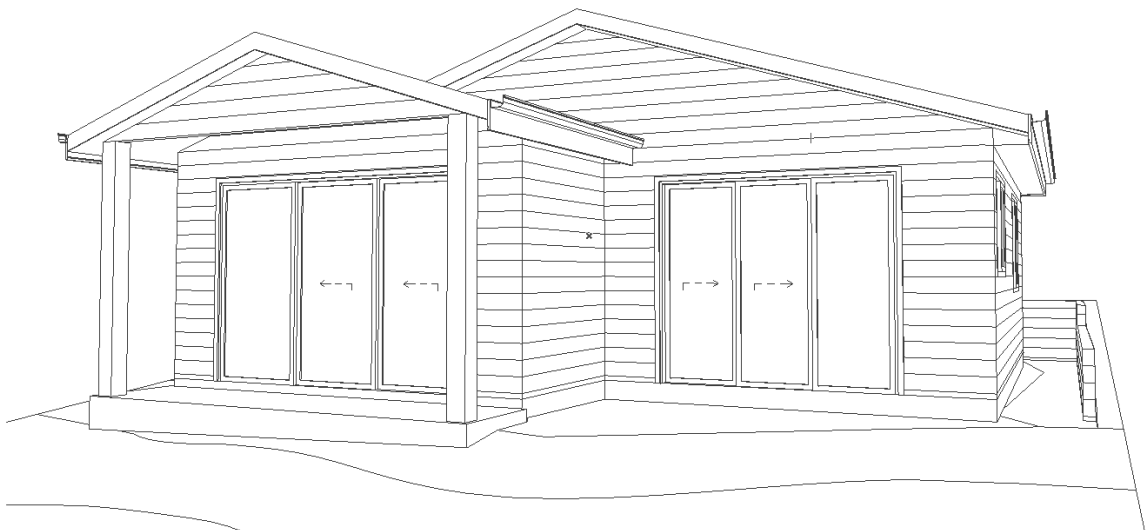
Construction of Secondary dwelling

At:

40 Curl Curl Parade, Curl Curl

Date:

April 2022



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1.0- GENERAL

This specification covers the work to be done, and the materials to be used which is necessary for completion of the building and its associated site works.

All work shall be carried out in accordance with the accompanying drawings and its specification. Any work indicated on the drawings, but not in the specification shall be considered to be in the specification or on the drawings.

All work to be carried out to the National Construction Code 2020.

Where any discrepancy occurs between the drawings and the specifications, the Architect or designer shall be solely responsible to decide the action required.

Figured dimensions shall be taken in preference to scaled dimensions.

Definition of terms:

Provide: To be provided and fixed complete in the works

Authority: All properly constituted governing bodies concerned with the construction and erection of the building

Required: Required by any authority

Selected; Approved; Directed; Selected, Approved or directed by the architect / designer

1.1- Regulations & Notices:

The builder is to comply with the National Construction Code as applicable, and the requirements of legally constituted for Local Government Services.

The builder is to give all notices, obtain all permits and pay all fees required by relevant authorities.

If state regulations or provisions of the N.C.C. have a different requirement from that indicated for any particular item in this specification, then that requirement of the regulations or provisions shall prevail.

1.2- Insurance

The Builder shall at his own expense adequately insure against Public Risk and arrange indemnification in respect of his liability under the Workers Compensation Act.

1.3- Visit The Site

Builders and trades tendering are to visit the site and satisfy themselves to the nature and extent of the work, the facilities available and the difficulties entailed in the execution of the said works.

No extra amount above the accepted price will be allowed because of work arising due to neglect of this precaution, or assumptions made in respect of levels or ground slopes.

1.4- Labour & Materials

The builder is to provide all materials, labour, fittings and plant required to construct and complete the work. Materials shall be of high standard and workmanship in each trade shall be performed by tradesmen of that particular trade and in conformity with current good building practice.

1.5- Set Out

The builder shall be responsible for accuracy and clear delineation of the site boundaries and location of the building there on.

The builder is to set out and maintain the works in accordance with the drawings.

The entire site is available to the Builder.

The builder is to confine his activities to within the boundaries of the site.

The builder must use the existing footpath crossing and must NOT store any materials on Councils footpath.

1.6- Plans & Specifications

All works indicated in the plans and not in the Specification, or vice versa, and any item not shown on either plans and Specifications, but which is obviously necessary as part of proper construction and/or finish, is to be considered as so shown or specified, and is to be duly done as part of the required works.

Any variations to plans or specifications to be made by agreement only.

Please refer to the Materials Selections document chosen by the customer for all inclusions. If there is a discrepancy between the Material Selections document and the plans, please call the nominated designer for confirmation.

PLEASE NOTE The builder must at all times maintain on the job a legible copy of the plans and specifications, bearing the approval of the Municipal Council Concerned.

2.0- DEMOLITION

Unless specified, demolition works are not included in our contracts, and are to be completed by the owner. A compliance certificate showing that the site is clear of any asbestos material is to be provided to the builder prior to any construction works commencing.

3.0- EXCAVATION

Excavate for all footings, piers, etc, where required. Footing trenches are to be plumb with level bottoms, stepped as necessary, and are to be kept free from water or debris. All works to be in accordance with **Part 3.2** of the NCC.

Grade, fill and ram where necessary to receive concrete floors where shown on ground level.

All excavations are to be carried out for service lines where shown or necessary. All drains, pipes etc, shall have minimum clear cover as directed, with backfilling consolidated.

All surplus excavated materials are to be removed from the site.

4.0 –DRAINAGE (External)

All soil and storm water drainage shall be carried out generally as shown on the drawings, but in accordance with the rules and regulations of Sydney Water.

Soil and stormwater drains shall not be covered until they have been inspected and passed by the relevant authority. These drains shall be properly bedded, be jointed in an approved manner, be laid to required falls, and conform to the finished levels of the site.

5.1 Soil Drainage:

NOTE: Drainpipes must not be taken through the footings of the building.

Sewer drains shall be installed with proper connection to the sewer main, as required by Sydney Water. Drains shall be constructed with sewer grade UPVC pipes with necessary bends, junctions, inspection and cleaning eyes etc. Provide at least one gully outside the building.

The Authority's certificate to be produced at completion of work.

5.2 Stormwater Drainage:

Stormwater drainage shall be installed as shown on the drawings, with connections provided for all sumps, surface drains and down pipes. Storm water shall be disposed of as indicated on the drawings, discharged into Council's drainage system in the street.

Stormwater drains shall be constructed with UPVC pipes with all necessary bends, etc. The drains are not to be covered until inspected and passed. The trenches to be filled in with clean soil, well consolidated and disturbed surfaces restored to match the surroundings.

All works to be in accordance with the NCC- **Part 3.1**.

5.0- CONCRETOR

All structural concrete shall be ready mixed and in compliance with the general provisions of AS.1480, and all concreting to be in accordance with AS3600.

Maximum slump shall be 80mm (unless otherwise specified by the Engineer).

Concrete shall be carefully handled and placed to avoid segregation and care shall be taken to avoid dislodging the steel reinforcement during the pouring operation.

The concrete shall be adequately compacted by means of mechanical vibrators or rodding and spading to ensure maximum compaction. The finished concrete shall be cured as directed.

Reinforcing mesh shall be A.R.C. fabric to AS.1304, and all plain bars mild steel grad unless otherwise stated. Steel reinforcement shall be securely tied with 18 gauge black annealed wire and supported on approved bar chairs and stools to ensure firm location of reinforcement. Clear cover to reinforcement and laps to reinforcement generally shall be as shown on the Engineer's drawings.

6.0- TERMITE PROTECTION

Install Kordon (or similar) termite matting along the perimeter of the slab edge, and collars around all PVC penetrations through the concrete slab, to AS3660 and **Part 3.1.4** of the NCC.

It is the owners responsibility to maintain annual termite inspections after handover.

7.0 CARPENTER & JOINER

All carpentry and joinery work shall be provided as indicated on the Architectural Drawings.

All timbers are to be best quality of their respective kind, sound and well seasoned, free from sap, shakes, large or loose knots and other defects.

Wall framing shall be of 90mm x 35mm nominal studs at 450-600mm centres maximum.

Roof framing shall be constructed in conformity with the drawings in an approved manner, and all timber shall conform to at least the minimum size required by the Timber Framing Code AS1684.

Framing up to be performed as soon as possible and framings stacked horizontally to season with fillets between, until required to be fixed in position, when they are to be wedged, glued and finally cleaned off.

Internal doors shall be hollow core of an approved manufacture, and shall be painted as directed. External doors shall be hung on two, 100mm steel butts with approved door furniture.

Kitchen cupboards and other joinery items as shown on the drawings are to be provided using standard prefabricated cupboards of an approved manufacture, with all appliances being fixed upon completion of kitchen installation.

All works to be in accordance with **Part 3.4** of the NCC.

8.0- ROOF AND ROOF FINISHER

The roof of the building is to be covered with approved pattern selected tiles, carefully selected to general uniform colour.

Battens to be 38mm x 38mm pine, set to the required gauges, fired up at gutters to maintain the tile slope, with each alternate tile in each row to be nailed with galvanised nails.

Ridges and hips are to be covered with approved socketed tile cappings, complete with starters, all bedded in strong gauged lime mortar, and pointed with coloured cement matching tiles.

Allow for flashing to all roof abutments, where walls are joined to lower roofs in approved lead flashings stepped in brick courses to follow the slope of the roof or alternatively cut in later on the rake of the roof and silicon sealed in to the saw cut.

At completion, all debris is to be removed from gutters, all discolouration to be cleaned off, and the whole roof left sound and water tight.

Where shown, please include gutter guard.

All works to be in accordance with **Part 3.5** of the NCC.

9.0- WATERPROOFER

All internal wet areas and external waterproofing areas to be in accordance with **Part 3.8.1** of the NCC, and comply with AS3740.

All waterproofing to be carried out in accordance with Table 3.8.1.1, including the shower area (with or without hobs or step downs), areas adjacent to baths and spas, laundries, WCs and walls adjoining sinks, basins and laundry tubs.

Any external waterproofing membranes to comply with AS4654.1 and AS4654.2

10.0- PLUMBER (Internal)

All work shall be carried out generally as shown on the architectural drawings, in accordance with Sydney Waters rules and regulations.

The sanitary plumbing services shall be complete with all stacks, branches, bends, offsets, cleaning eyes etc as required. The piping and fittings shall be of approved materials and manufacture.

Water shall be reticulated throughout the building as required and all piping in and under the building shall be laid in drawn copper tubing. The whole of the cold and hot water service shall be installed as required by the relevant authority.

Colourbond metal fascia, gutters and downpipes shall be provided as shown on the architectural drawings. The whole shall be fixed in approved manner and connected to the storm water lines provided in Section 4 – Drainage.

All pipes passing through the roof shall be flashed in an approved manner.
All works to be in accordance with **Part 3.1** of the NCC.

11.0- BRICKLAYER (where applicable)

All brickwork is to conform to the requirements of the S.A.A. Brickwork Code. The clay bricks selected shall be sound, hard, of well-burnt clay and shale and comply with specifications AS.1225 'Burnt Clay and Shale building Bricks'

Sand- To be clean, sharp and free from all impurities.

Cement Render- To be one part fresh cement to 3 parts sand.

Lime Mortar- To be one part lime to 3 parts sand. Lime to be well slaked before use.

Compo Mortar- To be one part cement, one part hydrated lime and 6 parts sand.

Brickwork to be laid in Stretcher bond for 230mm and 110mm works, no part to be carried up more than scaffold height above the rest, raked back at ends of lengths, beds and joints not to exceed 10mm thickness, to be well flushed up and solid work grouted every course.

Brick veneer walls to have one leaf of brickwork, providing a clear cavity of 40mm minimum from the timber frame. Galvanised wire ties shall be placed no further apart than 460mm horizontal and 610 vertically. Alternatively, no further apart than 610mm horizontal and 460mm vertically, set staggered sloping towards the outside, and secured to wall studs.

Cavity brickwork walls (where shows) are to be constructed with 2 skins 110mm thick, having a 50mm cavity. The wall skins, generally, are to be bonded together with 10 gauge galvanised wire ties, spaced not more than 900mm horizontal and every 4 courses vertical spacing.

The cavities are to be kept clear of mortar or other droppings by wood slips laid on the ties, lifted and cleaned every row. Loose bricks to be left at bottom of inner wall skin at convenient intervals, so that cavities can finally be cleaned out, and when this has been done, inspected and passed, the loose bricks are to be built in with cement mortar.

Galvanised hoop irons straps are to be built into the outer skin, eight courses down, spaced 900mm apart, and two on each corner, to project out of cavity sufficiently to be turned over the wall plate.

Carry up all work true and plump to even gauge and in level courses to the full height and thickness required.

All bricks to be well soaked with water where to be laid in cement mortar, and if the weather be dry, the whole of the bricks to be well soaked before laying.

An approved D.P.C material shall be used for all dampcourses and flashings, and shall be installed continuous and in workman like manner. Weep holes shall be incorporated in brickwork to drain all flashings.

At completion, all facework is to be cleaned down to remove all discolouration.

All works to be in accordance with **Part 3.3** of the NCC.

12.0- INTERNAL LININGS

Line timber framing with 10mm thick gypsum plasterboard, supported at 600mm centres maximum. Line ceiling with 13mm thick gypsum plasterboard, supported at 600mm centres maximum.

Water resistant plasterboard or alternatively fibre cement sheeting shall be used as wall lining in all wet areas. All sheeting shall be fixed and jointed in accordance with the manufacturer's instructions.

Cornice selections to be as nominated in the Materials Selections.

13.0- PAINTER

All paints shall be applied in accordance with the manufacturers labelled directions.

All surfaces to be painted shall be thoroughly cleaned down, free of dirt, grease and dust, and be properly prepared.

Joinery requiring painting shall be primed, given one coat of undercoat, and one coat of finished paint enamel, as selected.

Galvanised metal surfaces shall be treated in accordance with the paint manufacturers instructions before application of undercoat.

No painting is to be done in unsuitable weather. All finishing colours are to be selected.

All walls and ceiling behind and inside all built in wardrobes and linen cupboards, are to be painted similarly to surrounding walls.

All new cement rendered walls, when off the wood float or sponge, are to be rubbed back with roughwood block before painting commences.

Paint colours to be as nominated in the Materials Selections.

14.0- FLOOR FINISHES

Approved ceramic floor tiles shall be fixed to the floors of the kitchen, family, foyer and other areas as indicated on the architectural drawings, and Material Selections.

Selected carpet and underlay to be used in all other areas.

An edge strip of aluminium shall be fixed at all changes in type of floor finish.

The Material Selections should supersede the architectural plans in the case of a discrepancy in documentation.

15.0- ALUMINIUM WINDOWS & DOORS + GLAZING

Allow for the purchase of all aluminium framed windows and sliding doors, which are to be supplied to a selected powder coated or anodised colour, fully glazed and complete with external storm moulds.

The sliding door frames are to be assembled by the framing contractor, who is also to allow for the building-in of all windows and door frames. The builder is also to allow for fly screens to all doors and windows.

All glazing to be designed and constructed in accordance with AS2047.

Allow for sill flashing and flashing around all sides of the windows and doors, supplied by the window manufacturer.

All sliding doors are to be glazed with safety glass, to AS1288 and be legibly marked.

Bathroom and ensuite windows are to be obscure glazed. All other windows are to be glazed with clear weight for size glass to AS1288.

Wind ratings to be confirmed by engineers.

Generally, all glazing to be in accordance with **Part 3.6** of the N.C.C.

16.0- STAIRCASES & BALUSTRADES

All staircases and balustrades to be constructed in accordance with **Part 3.9** of the NCC and as nominated in the Materials Selections.

17.0- FIRE SAFETY/FIRE RESISTANCE (WHERE APPLICABLE)

Only if applicable, the fire rated wall composite shall be to the nominated system meeting the minimum required FRW rating, which for residential construction is 60/60/60.

Any services running along the fire rated wall must not compromise the nominated system and the minimum rating achieved.

All work shall be carried out generally as shown on the architectural drawings and must be compliant and meet the requirements described in accordance with **Part 3.7** of the N.C.C.

18.0- LANDSCAPING WORKS

Landscaping works are not included in our Contract.

It is the owner's responsibility to ensure that the finished landscaped levels are a minimum of 85mm below the finished slab level, and clear of all weepholes. Failing to do this may void your insurance should there be any termite or water ingress into the building.

19.0- BASIX COMPLIANCE

BASIX requirements for Water, Energy, and Thermal Comfort as outlined under the certificate number associated to the project must be carried out.

Under Water commitments, fixtures below must meet the stated minimum rating:

- Showerheads
- Toilet flushing system
- Taps in kitchen
- Basin taps in each bathroom
- The requirement (or none) of a rainwater tank

Under Energy commitments:

- Hot water system(s) must meet minimum rating or higher
- Incorporated cooling and heating system(s) must be as stated
- Ventilation are to be done in accordance to the stated spaces and operated accordingly
- Lighting (natural or artificial) stated must be included
- Other requirements e.g. kitchen appliances, clothes drying, are to be allowed as described

Under Thermal Comfort commitments, must match the stated features below of the proposed structure:

- Number of stories
- Conditioned area
- Any openings
- Habitable spaces
- Structure of floors, walls, ceiling/roof
- Insulation R-Values

- Relevant specifications e.g. solar absorbance ratings
- Windows, glazed doors and skylights as described in terms of orientation, size, glazing type, shading device(s) and overshadowing

All relevant details are as shown on the architectural drawings under the BASIX Commitments heading.

20.0- COMPLETION & HANDOVER

The building shall be completed in every trade.

Sashes, doors, locks and other equipment shall be checked and left in a satisfactory operating condition.

Gutters and drains shall be cleared and the building generally to be left clean and fit for occupation.

All plant, surplus building material and rubbish to be removed from the site.

Unless specified in the Contract, it is the responsibility of the owner to arrange any inspections necessary by local council, Certifiers or lending authorities, which may impact on the issue of the Partial or Final Occupation Certificate.

It is the responsibility of the owner to apply to local supplier authorities for connection of phone lines, NBN or internet connections.

Builder's construction risk insurance will end at time of handover of the building to the owner. It is then the owner's responsibility to contact their Home & Contents Insurance provider to take over from that point.

The care and maintenance of the building becomes the responsibility of the owner after the handover date, and all information will be provided in the Handover Pack.

All product warranties will be handed over to the owners at the Final Handover Meeting.

END OF SPECIFICATIONS DOCUMENT