

**MICHAEL DYER  
BUILDER / DESIGNER**

**Date:09.05.2020**

**SPECIFICATION**

**PROPOSED CARPORT  
ROOF**

**AT**

**35 COLLAROY STREET,  
COLLARROY.**

**FOR**

**MR & MRS HARDAKER**

**Email:mdyerconstruct@hotmail.com  
Address: 42 Cleveland Ave, Cromer 2099 NSW.**

**Mobile: 0418224850**

**Specification of work to be done and materials to be used in the erection and completion**

**Of**

**Proposed carport roof structure to existing carport reinforced concrete slab**

**At**

**35 Collaroy Street,  
Collaroy**

**For**

**Mr & Mrs Hardaker**

**According to this specification, accompanying drawings, future instructions, under the periodic inspection  
and to the entire satisfaction of PCA**

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**Preliminaries**

The Builder acknowledges that he has satisfied himself as to the extent of facilities and services available, access to the site, conditions of surface and subsurface conditions and the environment generally, and preliminary work required, taking into account the nature of the work shown on the drawings and specified hereafter.

The premises shall be occupied during the construction period required of construction of carport roof structure upon existing carport concrete slab area.

Where any item of work is to be obviously inferred or is usual and proper in the class of work generalised in the specification the same is to be included notwithstanding that such a necessary item is not specially mentioned in this specification or shown on the drawings.

Or fee's and charges shall be payable by owner / client of the property.

The Proprietor shall make power available the power supply free of charge to the Builder for the construction purposes for the duration of the contract.

Under the Home Building Act 1989 the Builder is to take out Building Warranty Insurance for any works of a value of \$20,000 or more

Or works shall be in accordance with NCC (BCA) and Timber Framing Code Aust.

On completion remove all building and other debris, plant, etc,

## **Demolition**

All demolition, cutting away, breaking down, preparation and removal of existing work shall be carried out in careful and systematic way to ensure a minimum of disturbance to the surrounding area.

Proper shoring up, needle and support all work as necessary

Demolished material shall be removed from the site, unless otherwise approved to be used.

Allow the PC Sum listed for removal of Asbestos by licenced specialist sub-contractor

### **Demolition Generally Required Works**

- Demolition / removal of existing handrail and post to carport perimeter

## **Excavation**

Builder to allow for co-ordination of plumber (drainage work and positioning of sediment), landscaper with excavator.

Work shall be carried out in such a manner as to ensure as little inconvenience as possible to adjoining properties or to the public.

Throughout construction keep trenches, foundations and all excavated, levelled and filled areas free of water by temporary catch drains, sumps, pumping, or whatever means are suitable and effective.

Provide all shoring, planking and strutting necessary to retain the side of the excavations and to ensure safe working, provide safety covers over holes.

### **Excavation Generally Required Works**

- **No excavation works shall be required within this consent approval required.**

## **Drainage**

The whole of the Drainage Works is to be carried out in accordance with the rules and regulations of Local Authority and Standards of the MWS&DB unless the Local Authority ordinances have overriding authority.

All soil and waste lines shall be run in PVC together with all required accessories. Pipes to be laid in straight length runs to a uniform fall, joints to be approved solvent connections.

Cleaning eyes to be fitted at each change of direction and as required.

All lines to have a minimum cover of 300mm over the collars

Elsewhere services shall be laid to gradient permitted by the relevant Authorities for the type and size of service.

Install new stormwater line of 90mm PVC to existing stormwater line

### **Drainage Generally Required Works**

- Stormwater runoff from proposed roofing drainage system, shall be drained and connected to existing stormwater connection point located on NE corner of existing reinforced concrete slab and beam.

### **Concrete**

Materials and constructions as to AS 3600 Current Edition and AS 3610

Give sufficient notice (2 days) so that inspection may be made at the stages required prior any placement of concrete.

Provide a Polyethylene film of 0.2mm thick impact resistant film vapour barrier under internal slabs on ground including integral ground beams and footings with a minimum lap of 200mm.

Concrete and reinforcement shall be installed and placed as to approved engineer drawings and details provided.

### **Concrete Generally Required Works**

- **No concrete works shall be required within this consent approval required.**

### **Structural Steel**

Obtain the requirements for adjoining building elements to be fixed to or supported on the structural steel and provide for the required fixings. Where applicable provide for temporary support of the adjoining elements during construction of the structural steel. Structural steel stress grade, galvanizing, fabrication shall be in accordance with AS/NZS 4600 and AS 4100.

The drawings shall show, in standard engineer drawing manner, clear and complete details of each assembly, component and connection of the works, together with or information, including cambers, relative to their fabrication, surface treatment and erection.

The engineer's drawings shall be read in conjunction with architects drawings and all other relevant drawings and provisions made for fixings noted therein.

Where inspection by the engineer is required or notification to the architect to allow opportunity to inspect is required, give 2 working day notice for inspection to be carried out.

### **Structural Steel Generally Works**

- Galvanized SHS 100 x 100 x 4mm shall be positioned at all four (4) corners of existing carport RC slab and beam.
- SHS post shall have connection points at top region for timber pitching beams.
- SHS post shall have connection plate at base of post for connection to existing carport concrete slab
- SHS post shall have connection plate at base of post fixed with 12mm S/S threaded rod shall be cemset fixed within existing carport concrete slab

### **Brickwork**

All brickwork shall be in accordance with the following standards:

AS 3700 SAA Masonry Code  
AS 1640 Concrete Building  
AS 1640 SAA Brickwork Code  
AS 1225 Brick – Clay  
AS 1226 Brick – Clay – Test

All brickwork below DPC level and to retaining walls to be built in cement mortar containing three (3) parts sand to one (1) part cement.

All remaining brickwork shall be built in cement mortar mixed in the proportions of three (3) part cement, two part (2) hydrated lime and twelve part (12) sand.

Over openings in brickwork provide and build in galvanized steel bars or angles, bearing a minimum of 110mm each end.

Dampcourses and flashings shall be lapped 230mm at joints, angles and intersections and shall be the full thickness of each skin.

Set weep holes over flashings, every fourth perpend with additional weep holes on each side of flashing laps and at flashing ends.

Construct expansion joints where shown on the elevations, fill joints with backing rod and mastic sealant.

#### **Brickwork Generally Required Works**

- No brickwork works shall be required within this consent approval required.

#### **Metalwork**

Metalwork shall be in accordance with the following standards:

AS 2047	Aluminium window instalment and maintenance
AS 1231	Anodised aluminium window coatings
AS1170	Rules in wind loadings
AS 1250	Steel in structure
AS 1554	Welding
AS 1627	Preparation of steel surface
AS 1650	Galvanised coatings
AS 1214	Hot dip galvanising
AS 1170 2	Loads on structures

#### **Metalwork Generally Required Works**

- Galvanized SHS 100 x 100 x 4mm shall be positioned at all four (4) corners of existing carport RC slab and beam.
- SHS post shall have connection points at top region for timber pitching beams.
- SHS post shall have connection plate at base of post for connection to existing carport concrete slab
- SHS post shall have connection plate at base of post fixed with 12mm S/S threaded rod shall be cemset fixed within existing carport concrete slab
- Installation of existing S/S wire balustrading with new timber HWD handrail top with HWD support post at required spacing.

## **Carpenter / Joiner**

Material and workmanship shall comply with the current edition of the relevant Australian Standards and codes.

Timber shall be of the species and grades specified, if the grade is not specified it shall be that normally used in the work for which the timber is intended.

Excepting as may be specified for particular items the following timbers are to be used with carport roof structure:

Steel support Post	Galv - SHS 100 x 100 x 4mm
Timber Pitching Beams	LVL - H2 – 290 x 70mm
Timber Ridge Beam	LVL - H2 – 240 x 70mm
Timber Rafter	LVL - H2 – 150 x 45mm
Timber Roof Batton	Pine H2 – 70 x 45mm
Timber Fascia and Barge Board	Pine LSOP H3 – 190 x 25mm
Fibre Cement Soffits and Gable Ends	Fibre Cement 4mm

## **Carpenter / Joiner Generally Required Works**

Instalment of proposed timber materials for carport roof construction shall be as follows being of:

- Timber Pitching Beams LVL - H2 – 290 x 70mm
- Timber Ridge Beam LVL - H2 – 240 x 70mm
- Timber Rafter LVL - H2 – 150 x 45mm
- Timber Roof Battren Pine H2 – 70 x 45mm
- Timber Fascia and Barge Board Pine LSOP H3 – 190 x 25mm
- Fibre Cement Soffits and Gable Ends Fibre Cement 4mm

## **Handrails and Balustrade**

Handrail and balustrade shall be installed as to Vol 2 NCC 2019 Part 3.9.2 Barriers and handrails

## **Generally Required Works**

- Installation of existing S/S wire balustrading with new timber HWD handrail top with HWD support post at required spacing.

## **Roofer**

Provide the whole of building with a fully weather tight roofing system of the type shown or specified completed with all necessary accessories, trims and roof plumbing generally, including flashings and satisfactory means of conveying roof water away from the building.

Roofing shall be in accordance with the following standards:

AS 1562	Design and installation of metal roofing
AS 1903	Reflective foil laminate
AS 1904	Installation of reflective foil laminate
AS 2179	Metal rainwater goods

AS 1562 that suitable extra protection to be provided to metal surfaces in the presence of corrosive gases or approved vapour systems. Over purlins / battons lay lightweight bond fibreglass bonded to sarking insulation 50mm thick.



Over whole of roof areas lay Colourbond (Slate Grey) BMT 0.42mm, the barge and ridge capping shall be supplied and fixed to match colourbond roofing metal.

Eaves gutter and brackets install 125mm quod profile colourbond colour (Slate Grey).

Downpipe to be 90mm diam. From 125mm quod gutters, connected to existing stormwater drainage located on carport concrete slab eastern side.

### **Roofer Generally Required Works**

Instalment of proposed Colourbond metal sheet roofing and gutter materials for carport roof construction shall be as follows being of:

- Over whole of roof areas lay Colourbond (Slate Grey) BMT 0.42mm, the barge and ridge capping shall be supplied and fixed to match colourbond roofing metal.
- Eaves gutter and brackets install 125mm quod profile colourbond colour (Slate Grey).

### **Electrician**

The Owner shall supply or light fittings for the supply of all luminaires, the electrical contractor shall assemble and install in position in accordance with AS 3000 wiring rules, BCA.

Light switches and GPO shall be of an external weather proof switch installation system.

### **Electrician Generally Required Works**

- The Owner shall contract his own electrical contractor for any proposed electrical works and, supply or light fittings for the supply of all luminaires, the electrical contractor shall assemble and install in position in accordance with AS 3000 wiring rules, BCA.

### **Carport Finishes**

- Carport post - Galv 100 x 100 x 4mm
- Carport pitching beams -
- Carport FC soffits / gable ends
- Carport Roof and gutter (Colourbond Slate Grey)
- Carport handrail top and post HWD