

# SPECIFICATION

## GENERAL

- \* Drawings prepared from information supplied by the owner and/or builder.
- \* Dimensions are in millimetres unless noted otherwise.
- \* All dimensions shall be verified on site.
- \* Do not scale off drawings.
- \* It is the responsibility of the builder to verify documents as to their accuracy and suitability.
- \* These plans are to be read in conjunction with Engineer's details.
- \* NCC refers to the National Construction Code - Volume 2, Housing Provisions.

## STATUTORY REQUIREMENTS

- \* All work to be carried out in accordance with the NCC, conditions imposed by the local authority and the commitments outlined in the relevant Basix certificate.
- \* The builder is to comply with the requirements of all legally constituted authorities having jurisdiction over the building works and the provisions of the Home Building Act.
- \* Prior to the commencement of building work, the builder shall provide temporary toilet facilities for the use of subcontractors. On completion the builder shall remove the convenience.

## NATIONAL CONSTRUCTION CODE REQUIREMENTS

- \* All earthworks shall be in accordance with the engineer's details and Part 3.1.1 of NCC.
- \* Retaining walls associated with the construction of a building or structure are to be designed & constructed in accordance with AS467.
- \* Stormwater drainage shall be carried out in accordance with Part 3.1.3 of NCC.
- \* Primary building elements are to be protected from subterranean termites in accordance with Part 3.1.4 of NCC.
- \* All excavations and underfloor fill shall be in accordance with the engineer's details and Part 3.2.2 of NCC.
- \* All timber framework shall comply with Part 3.4.3 of NCC or AS1684.
- \* All metal fittings used in structural timber joints and bracing must have corrosion protection.
- \* All metal roof cladding shall comply with Part 3.5.1 of NCC and be installed in accordance with manufacturer's recommendations.
- \* Gutters and downpipes shall be in accordance with Part 3.5.3 of NCC.
- \* Sarking shall comply with AS/NZS4200.1&2.
- \* Metal wall cladding shall be in accordance with Part 3.5.5 of NCC.
- \* All glazing shall comply with Part 3.6 of NCC.
- \* Windows and doors shall be manufactured and installed in accordance with AS2047.
- \* All timber doors and door sets shall be manufactured in accordance with AS2688 & AS2689 unless listed otherwise in the Schedule of Works.
- \* Fire hazard properties of materials used in construction shall comply with Part 3.7.1 of NCC.
- \* Provide and install hard wired smoke alarms in accordance with AS3786 and Part 3.7.5 of NCC. Smoke alarms must be interconnected where there is more than one alarm.
- \* Internal wet areas to be waterproofed in accordance with Part 3.8.1 of NCC. Wet area wall lining is to be fixed in accordance with manufacturer's recommendations.
- \* Condensation management system must comply with Part 3.8.7 of NCC.
- \* Insulation, where required, must comply with AS/NZS 4859.1
- \* All plumbing shall comply with the requirements of the relevant supply authority and AS3500, and be carried out by a licensed plumber.
- \* All electrical work shall comply with the requirements of the relevant supply authority and AS3000, and be carried out by a licensed electrician.
- \* All gas installations shall comply with the requirements of the relevant supply authority and be carried out by a licensed gas fitter.
- \* Installation of wall and floor tiles shall be in accordance with AS3958.1.

Project: PROPOSED FARM STAY ACCOMODATION 38 PIPECLAY LANE MUDGEE			
Job No. 21.141	DWG. No. 3	Amdt. A	No. in set 3
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