

Specification for

Proposed Alteration to Residence
for

Mr & Mrs P. Smith
179b Dickson Road
PAPAMOA

REF: 23- 03313

Architectural Draughting
SHERYL KRAMER
530 No. 3 Road
Te Puke

Ph/Fax (07) 573 9753
Mobile 0274 419 553

APPROVED

These plans are approved in accordance with
The NZ Building Code.

These plans must remain on site.

TAURANGA DISTRICT COUNCIL

PRELIMINARY & GENERAL

General

Scope of Work - to alter existing residence

Parties to the work involved are:

Territorial Authority: Tauranga
District Council

Site Location: 174b Dickson Road, Papamoa

Conditions of Contract

The general conditions of contract shall be as laid down by the N.Z. Master Builders Federation and/or NZSS 3901 - Standard of Agreement for Small Building Contracts. All work shall comply with The New Zealand Building Code, NZS 3604 and other standards relating to the works to be carried out.

Bylaws

The Contractor shall comply with the N.Z. Building Code, all National Standards and Regulations and all statutory obligations and regulations of the Territorial Authority and Regulatory Bodies with regard to the execution of the contract.

The Contractor shall obtain all building consents, pay all fees and give notices as required by the N.Z Building Code and Regulatory Bodies.

Safety

The Contractor shall make all necessary arrangements to be in total compliance with the Health and Safety Act 1992 to ensure the safety, health and welfare of workers. Fence off, light or otherwise separate any source of danger on site to people outside work hours. Take all necessary precautions to prevent damage and nuisance from water, smoke, vehicles, dust, rubbish, noise and any other causes resulting from the construction works.

PRELIMINARY & GENERAL - CONT.

Workmanship

Where no specific reference is made in this specification in respect of any particular labour requirements, it shall be understood that the standard of workmanship required is not lower than the best trade practice for that type of work.

Dimensions

The Contractor shall check all dimensions on the drawings and should any discrepancies arise he shall notify the Plan Draughtsman. No allowance will be made for failure to check dimensions.

Protection of Works

All materials on the site shall be protected from damage, in particular from the elements. Any damage incurred by the Contractor failing to carry out this protection shall be deducted from the money due.

Maintenance

The Contractor shall maintain and make good any defect which may occur within 60 days of the completion of the contract due to faults which may occur in the materials or labour supplied.

Final Completion Certificate

The contract shall not be deemed complete until a Final Completion Certificate has been issued by the Territorial Authority or Building Certifier.

EXCAVATION

Scope of Work

This section of the contract consists in general of all excavations for foundations and floors.

Setting Out

The Contractor shall set out the works as shown on the drawings and to the levels required. All dimensions given must be verified on the site before fabrication or installation work is carried out and the Contractor shall be responsible for the accurate setting out of all constructional work and services required to be executed under this contract.

Excavation

The Contractor shall remove vegetation and topsoil where necessary and stockpile on site. Any surplus excavated material shall be removed or respread and compacted at completion and on the direction of the Owner. Excavate for all foundations to the size and depths shown on the drawings or specified herein. Excavation shall be to solid bearing. If foundation material is not satisfactory, excavate to solid bearing and backfill or use 10.3 MPa concrete.

Hardfill

Backfill against foundation under floor slab with compacted pumice hardfill. Backfill against all other foundations with sound excavated material (not topsoil) and compact.

Backfilling

Fill and compact around footings and service lines to bring up to natural levels. Top layer minimum 100mm topsoil where required for grassing.

Drainage

Where concrete floor slab is used, the area around the house shall be graded so that surface water drains clear of the house site.

DAMP PROOF WORK

Scope of Work

This section of the contract consists in general of the damp proofing between compacted pumice hardfill and the concrete floor and footings and also the waterproofing of concrete block walls where required.

Waterproof Membrane

Under the floor slab and on top of the Hardfill lay 0.25mm polythene vapour barrier. Lap all joints 100mm and seal with 50mm wide plastic tape. At perimeter of slab seal polythene into joint between foundation wall and slab. Where pipes etc. penetrate membrane, adequate protection against seepage shall be made by sealing with plastic tape. Care shall be taken to ensure the membrane forms a complete waterproof barrier and that it is not punctured before or during casting of floor slabs.

REINFORCING STEEL

Materials and Workmanship

All reinforcing except stirrups and ties shall be deformed Grade 275 conforming to NZS 3402:1989 and NZS 3421.

Stirrups and ties shall be plain grade 275 to NZS 3402:1989. The materials and workmanship for bending, cleaning, placing and lapping of reinforcement shall be carried out in accordance with Clauses 2.3A.33 to 9.3A37 of NZS 1900 Chapter 9.3A.

Rods shall be free from loose rust, paint or oil, with ends of all rods hooked or lapped for lengths equal to 40 diams. Unhooked rods shall be lapped 50 diams. Bend all horizontal rods not less than 600mm around angles. All intersections of rods shall be bound together with 1.6mm black soft wire.

Cover to Steel

All reinforcement including stirrups and ties shall have the following cover unless otherwise specified -

Foundations cast against earth - 75mm

Foundations cast against formwork - 50mm

The Contractor shall notify the Territorial Authority Building Certifier when the reinforcing is placed ready for concreting. No concrete shall be placed until the Certifier has approved the reinforcing steel.

CONCRETE

N.Z. Building Code

The Contractor shall follow the Approved Documents with regard to the criteria and/or methods that must be used in this section to establish compliance with the Code.

Standards

All work and materials under this section shall comply with NZS 3109:1980 and amendments.

Materials

(a) Cement: Shall be fresh, approved Portland cement, carefully stored away from damp in a weatherproof shed.

(b) Aggregates: Fine aggregate shall be clean, hard sand or finely crushed stone, well washed in fresh water, free from all vegetable or clay matter. Coarse aggregate shall be crushed basalt or other approved hard, durable, clean stone free from impurities or excess dust with a maximum size of 20mm.

(d) Water: shall be organically clean and fresh.

Holding Down Bolts

Cast in situ 10mm H.D. bolts hooked around top rods, or with ragged end (where no reinforcing occurs) bedded 225mm into concrete. Keep 225mm from angles of walls and at no more than 1400mm crs, with a minimum of 2 bolts to any plate. Cast in all other bolts required.

Building In

Check with all trades, that all bolts, pipes, flashings etc, have been allowed for before casting any concrete.

Placing of Reinforcement

The contractor shall provide all spacers, chairs, supports, tie wires and concrete blocks necessary to maintain the reinforcement rigidly in the position detailed, within the tolerances specified, regardless of whether or not such supports, etc. are detailed on the drawings. The reinforcing when in place must be capable of resisting without displacement of concrete.

CONCRETE CONTINUED

Concrete Mix

All concrete work shall comply with NZSS 1900 Chapter 9.3 and 9.3a. Concrete shall be ordinary grade concrete as specified in NZSS 1900 Chapter 9.3a and have a minimum specified compressive strength of 17.5 MPa at 28 days standard cured, unless otherwise specified.

Ready Mixed Concrete

Approved Ready Mixed concrete may be used provided it complies with the requirements of this specification in respect to materials, proportions, consistency and strength. Ready mixed concrete shall be delivered in an approved type of agitator truck, and shall be discharged from the truck within 45 minutes of the time when mixing water was added to the mix. Deliveries of concrete must be made so that there is no period exceeding 30 minute that the concrete is not available for placing.

Placing of Concrete

If not oiled, formwork shall be wetted immediately prior to concreting but are not to contain free water.

Concrete shall be placed such that it arrives in its final position in the forms sensible in the state in which it left the mixer and free from segregation or separation of its components.

All concrete shall be completely compacted by means of vibrators.

Surface finish shall be power float unless otherwise indicated.

Unless otherwise indicated floor slabs shall be 225mm above finished ground level.

Floor slab shall be cured for seven days after pouring by either keeping the surface continuously damp by hosing regularly, wet sand or continuously sprayed hessian, or spraying with a curing membrane which will not inhibit subsequent bonding of floor coverings.

CARPENTER & JOINER

N.Z. Building Code

The Contractor shall follow the Approved Documents with regard to the criteria and/or methods that must be used in this section to establish compliance with the Code.

B1/AS1	Structure - General
	4.0 Timber
B1/AS2	Structure - Timber Barriers
E2/AS1	External Moisture
	2.0 Walls
	4.0 Floors
	6.0 Construction Moisture
F4/AS1	Safety from Falling
	2.0 Construction Site Barriers

Documents referred to in this section are:

NZS 2295:	Building Paper (Breather Type)
NZS 3602:	Specifying Timber & Wood Based Products for use in Building
NZS 3603:	Timber Design
NZS 3604:	Light Timber Frame Buildings not Requiring Specific Design
NZS 3631:	N.Z. National Timber Grading Rules
NZMB 3640:	Minimum Requirement of the N.Z. Timber Preservation Council
NZS 4214:	Method of Determining the Total Thermal Resistance of Parts of Buildings
NZS 4218P:	Minimum Thermal Insulation for Residential Buildings

Documents listed above are deemed to be part of this specification.

General

All timber shall be brought to the site properly seasoned to comply with Standard Specifications and neatly stacked and filleted ready for use.

All timber exposed to view shall be dressed and all joinery and finishing timbers, jambs, architraves and skirtings shall be hand dressed or machine dressed to approval and sandpapered.

The Contractor shall make good wherever required.

The Contractor shall provide and fix all nogs, dwangs, and in general make all necessary provisions for fixing wash basins, switches, cupboards, benches, etc. needed within the scope of the work and to the true intent and meaning of drawings and specification.

All nails which would otherwise be visible shall be punched well below the surface, while special care shall be taken throughout the job to avoid hammer marks on finishing timbers. General framing timbers shall be machine thickened to an even dimension.

CARPENTER & JOINER - CONT.

Scope of Work

Provide and fix all materials necessary to complete the extension, including all flashings to make the job entirely watertight.

All New work to match existing.

Workmanship

All timber shall be bolted or nailed together in a tradesmanlike manner in accordance with the best trade practice. All work shall be accurately set out, neatly executed and finished. Any work developing defects shall be made good or replaced.

Priming

Prime all faces, edges, backs, joints and abutting services of all exterior finishing timber before erection.

Framing - General

Grading to NZS 3631 and treated to NZMP 3640.

Secure studs by skew nailing into plates. Check trimmers and beams 12mm into trimming studs and double stud where necessary. Double stud and block at all angles and wall intersections.

Framing - Size and Spacing

Wall plates	100 x 50	Rad Pine No.1 F.G	
Studs	100 x 50	" "	600 crs
Dwangs	100 x 50	" "	800 crs
Lintels	as shown on plans		
Rafters	150 x 50	900 crs	
Ceiling Joists	100 x 50	@ 450 crs	

Wall Bracing

Refer to plan for location and type of wall bracing to be used and refer to all requirements of NZS 3604 with manufacturers instructions where applicable.

ROOFER

Coloursteel Roofing

Coloursteel roofing shall be fixed in accordance with manufacturers instructions.

Flashings

Fit all ridges, barges, etc and generally all flashings required to make the roof entirely watertight. Flashing material shall match roofing.

Spoutings & Downpipes

Fascia and gutter shall be Coloursteel to match existing fixed to manufacturers instructions. Support on securely fixed suitable brackets at 900mm crs with fall graded to outlets.

Downpipes shall be 100 x 50 Coloursteel to be constructed with proper offsets and shoes and to be supported by at least 2 straps screwed to plugs in wall.

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CARPENTER & JOINER - CONT.

Exterior Sheathing

Under all sheathing lay duroid heavy weight building paper securely fixed in position. Lay paper horizontally with 75mm laps, lapped over head flashings and under jamb and sill flashings.

Hardiplank Weatherboards

Supply Hardiplank to match existing. Fix in accordance with manufacturers instructions with approved fixings and flashings, etc.

Exterior Finishing

All joints between different materials shall be finished so as to render the work watertight. Where necessary bed beads, battens etc., in mastic.

Insulation

Provide and install R2.6 100mm batt insulation to ceilings spaces and R2.0 90mm batt insulation to exterior wall spaces. Other material of equal value may be used with approval of the Designer.

Interior Linings - Walls

All wall linings shall be 10mm Gib Board fixed to manufacturers instructions. Gib Braceline shall be used where shown on plans.

All Gib Board shall be stopped by specialist tradesmen with approved stopping plaster and left ready for paint or wallpaper.

- Ceilings

10mm gib board linings glue and screw fixed in accordance with manufacturers instructions, stopped as above and left ready for paint finish.

Exterior Joinery

Remove existing Joinery as required and reuse in new positions.

Fix all necessary flashings, head and jamb flashings, sill trays, etc, to make entirely watertight.

ELECTRICIAN

N.Z. Building Code

The Contractor shall follow the Approved Documents with regard to the criteria and/or methods that must be used in this section to establish compliance with the Code.

G8/VM1 & AS1	Artificial Light
G9/VM1	Electricity

Work & Materials

All work and materials must comply with the requirements of the Local Supply Authority. Give all necessary notices of supply of electricity to the building.

Flush Plates and Boxes

Flush boxes shall be adequately backed by a 25mm nog and fitted flush with the finished surface of the wall. Flush plates to be plastic as selected by Owner. Use multi-gang where switches or sockets are grouped.

Switches & Sockets

Switches may be either tumbler or rocker type and fixed generally 1350mm above floor. Socket outlets shall be 10 amp located 300mm above floor or where directed. All sockets must be provided with switches in a combined flush plate.