

Approved Building Consent Documents

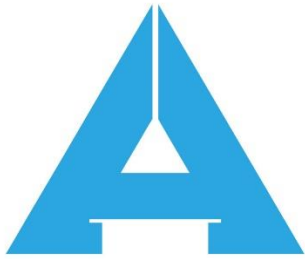
Please Note: A copy of the stamped approved documents must be available on site for all inspections.

Inspection booking timeframes

Call received	before 3pm inspection will be done	after 3pm inspection will be done
Monday	Wednesday	Thursday
Tuesday	Thursday	Friday
Wednesday	Friday	Monday
Thursday	Monday	Tuesday
Friday	Tuesday	Wednesday

Building inspections and enquiries phone: 03 347 2839

Please ensure all work for inspection is ready the day before. Incomplete work requiring re-inspection will incur an additional inspection fee.



Archiplus

SPECIFICATION

of work to be done and materials to be used in carrying out the works shown on the accompanying drawings

prepared for

WENDELBORN PROPERTY LTD

(owner's name)

LOT 44 DP 590653

5 NIRMAL WAY

LEMONWOOD ESTATE

ROLLESTON

(project address)

23099

(job number)

7 MARCH 2024

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CONSTRUCTION SCHEDULE

Any Alterations to the Construction Schedule / Consented documentation shall be forwarded to the local Council for approval.

For the following site/project information refer to the lower section of the title block on the plans:

- Snow zone, Earthquake zone, Corrosion zone, Roof type, Wall types & Wind Zone (Refer to bracing calculation sheet "building location" section for wind zone analysis).

These drawings to be read in conjunction with any supplementary engineer's documentation (i.e. Truss design, floor framing layout)

All construction to comply with NZS 3604, NZBC & local council policy.

All timber treatment to comply with NZS 3602

FOUNDATION:

Floor Slab: Firth Codemark Ribraft.

Foundations: Firth Codemark Ribraft.

Sub floor: Firth Codemark Ribraft.

Where the DPM is likely to be damaged from the granular fill then protection shall be provided by no more than 25mm sand blinding in accordance with NZS 3604 clause 7.5.6.2.

ALL FRAMING (unless stated otherwise on the drawings)

SG8 Pinus Radiata

Exterior walls: H1.2, Bottom plate - 90x45 & Double top plate - 90x45 + 140x35

Interior walls: H1.2, Bottom plate & Top Plate - 90x45, refer to ceilings for double top plate requirements

Bottom plate fixings: Lumberlok Bottom Plate Fixing Anchors as per manufacturer's specification 150mm of each end of the plate and spaced @ 900crs max. on all external wall & internal load bearing wall at no less than 60mm from edge. DPC between bottom plate & floor slab (Refer to MiTek specification attached for specific bottom plate fixing details required for bracing & lintels).

WALL FRAMING:

Ground Floor

Exterior & Interior Loadbearing wall: 90x45mm studs @ 600 crs

Dwangs Ext: 90x45mm @ 800crs

Non loadbearing: 90x45mm studs @ 600 crs

Dwangs Int: 90x45mm @ 800 crs

Lintels: Lintels are shown on the Truss design. (All Lintels SG8 unless stated otherwise).

Building Wrap: Mason Unis building wrap with 40 Below flexible flashing tape

Air Barrier to unlined wall and gables: Mason Unis building wrap

Building wrap to be strapped @ 300crs between dwangs.

INSULATION, ENERGY EFFICIENCY:

Refer to H1 Schedule, Energy Efficiency Calculations

Exterior Walls: Earthwool – R 2.8 Wall

Ceilings: Earthwool – R7.0 Ceiling

Glazing: Low E with Argon filled double glazing to all windows

Air Seals: PEF Rod & Low expansion foam.

Lighting: All lighting recessed into ceilings to be closed and abutted type.

TRUSSED ROOF AREA: (An as built truss design will be provided at time of manufacturing)

Metal Tile - Battens: 50x40 SG8 H1.2 @ 370crs, fixings 2/90 x 3.15 gun nail

Trusses: @ 900crs, refer to truss design (H1.2 unless otherwise stated)

Fascia & Gutter system: Refer to manufacturers specification attached

Down pipes: 75x55 Rectangle Colorsteel

Soffits: 4.5mm fibre cement board to Ribbon boards, sprockets & packers ex50

CEILINGS:

Interior Walls: Walls running parallel to battens to be double top plate - 90x45 + 140x35

Battens: 35mm Rondo battens @ 600 crs

Finish garage: 13mm Gib board, Level 3 plaster finish

Flat Ceilings: 13mm Gib board throughout unless specified different on the plans & Level 4 finish to all rooms in flat ceiling areas

FLOOR FINISHES

Note: Floor surfaces of any space containing "sanitary fixtures or sanitary appliances must be impervious and easily cleaned." (Seal floor when Laundry is in garage)

Carpet: Non-slip and have a slip (wet) coefficient value of 0.55-0.70 for tufted or loop pile. (NZBC D1/AS1 Table 2)

Floors to be carpet unless stated otherwise on plan, not including the garage.

Vinyl: Non-slip and have a slip (wet) coefficient value of 0.25-0.5 for smooth or Imprinted. (NZBC D1/AS1 Table 2)

Entry through external doors to have a max step of 190mm (Riser height and tread depth for all steps in one flight, shall be uniform within the tolerance of ± 5 mm measured at the centreline on straight flights and at the pitch line on curved and spiral flights.)

With outward opening doors, a landing shall be provide with a clear space of at least 400mm from the leading of the door and the full width of the landing.

Build up this area with AP40 and compact, to have a cross fall of no less than 1:100 and fall away from building. (By Others, Coefficient of friction, wet - 0.6 - 0.9)

WET AREAS

Aqualine

KITCHEN JOINERY

Bench top – Tristone, Cupboards – Melteca/Melamine

Bathroom Joinery

Top – Vitreous China, Cupboards – Polyurethane coated

Minimum Requirements for sinks:

Kitchen Sink: 300mm dia min X 125mm min depth. (As per NZBC G3/AS1)

Laundry tub: No less than 35 litres. (As per NZBC G2/AS1)

VENTILATION:

Mechanical ventilation to be discharged outside via the soffit to comply with NZBC G4/AS1. (Weiss Clearflow FV160)

Smoke Alarms (Hush type) To comply with NZBC F7/AS1. Smoke detectors to be fitted within 3.0m of sleeping areas and on Escape routes, as indicated on plan. (Proof of compliance will be required for final inspection and issue of Code Compliance Certificate).

WATER PIPES

Water pipe from hot water heater to be 15mmØ with no more than 2 litres total volume (as per NZBC G12/AS1 Table 4 and NZS 4305 cl. 3.2.1 and Table 5) and closed cell foam polymer insulation which is preformed to the shape of the pipe and not less than 13 mm thick, is acceptable material for preventing pipes less than or equal to 40 mm diameter from freezing (as per NZBC G12/AS1)

Acceptable pipe lengths as per NZS 4305 table 5

10 mmØ = 78ml/m (25m max, total)

15mmØ = 176ml/m (12m max, total)

20mmØ = 214ml/m (7m max, total)

NZBC 7.5 Watertightness

7.5.1 The water supply system shall be tested to ensure watertightness.

An acceptable testing method is to:

- Subject the hot and cold system to a pressure of 1500 kPa for a period of not less than 15 minutes, and
- Inspect the system to ensure that there are no leaks.

RAINFALL CATCHMENT AREA CALCULATION

Rainfall Intensity: as per Appendix A, E1/AS1

Gutter Type & Downpipe Size: As noted above in "Truss Roof area" note in Construction Schedule.

Cross Sectional Area: Refer to manufacturers specification attached

Roof Pitch: As noted in the project information on the plan.

PRELIMINARIES AND GENERAL

THE PROJECT

The works are as described in this specification and as shown on the drawings.

SITE

The site of the works, the site address and the legal description are shown on the drawings. Confine access and work to the area of site indicated on the drawings.

BUILDING CONSENT COMPLIANCE

It is an offence under the Building Act 2004 to carry out any work not in accordance with the building consent. Refer the resolution of matters concerning compliance to the main contractor for direction. Where building consent approval is affected refer any change to the territorial authority.

STATUTORY OBLIGATIONS

Comply with all statutory obligations and regulations of regulatory bodies controlling the execution of the works.

BUILDING CONSENT

Obtain the original or copies of the building consent form and documents from the main contractor and keep on site. Liaise with the territorial authority for all notices to be given and all inspections required during construction to ensure compliance. Return the consent form and documents to the owner on completion.

PRODUCER STATEMENTS

When producer statements verifying construction are required, provide copies to both the territorial authority and the owner. Producer statements to be in the form required by the Territorial Authority to comply with the Building Act.

SET-OUT AND DATUM

Set out the works to conform with the drawings. Establish a permanent site datum to confirm the proposed building ground floor level and its relationship to all other existing and new building levels.

PREPARATION AND GROUND WORK

Documents referred to in this section are:

NZBC	B1 Structure
	B2 Durability
	E2 External Moisture
NZS 3604:2011	Timber framed buildings
OSH: Approved code of practice for safety in excavation and shafts for foundations	

GRANULAR FILL

Approved screened crushed gravel or scoria, graded in size from 20 mm to 7 mm, clean. When tested with a standard sieve of 4.75 opening no material is to pass.

SURFACE PREPARATION

Comply with NZS 3604 section 3.5

STOCKPILE TOPSOIL

Stockpile excavated topsoil on site where directed. Keep separate from other excavated materials.

GENERAL EXCAVATION

Trim ground to required profiles, batters, falls and levels. Remove loose material. Protect cut faces from collapse. Keep excavations free from water.

FOUNDATION EXCAVATION

Take foundation excavations to depths shown on plans. Keep trenches plumb and straight, bottoms level and solid, stepped as detailed and clean and free of water.

INADEQUATE BEARING

If supplied, Engineers Ground Bearing and Foundation report takes precedence over the following:

When bearing is inadequate, excavate further and backfill as per below.

Confirm any changes with the territorial authority.

Below slabs on grade: Hardfill

Below footings: 10 MPa concrete

Service trenches: Hardfill

If excavation exceeds the required depths, backfill and compact to the correct level with material as listed.

GRANULAR BASE FOR SLABS

To conform with NZS 3604 (Details noted on the plans). Consolidate with a vibrating roller ready to receive a dampproof membrane.

GENERAL BACKFILLING

Refer to Engineer's specification.

CONCRETE

Documents referred to in this section are:

NZS 3101:2006	Concrete structures standard, Part 1 The design of concrete structures.
NZS 3104:2003	Specification for concrete production
NZS 3109:1997	Concrete construction
NZS 3114:1987	Specification for concrete surface finishes
NZS 3604:2011	Timber framed buildings
AS/NZS 4671:2001	Steel reinforcing materials

FALSEWORK AND FORMWORK

Use falsework and formwork of sufficient strength to retain and support the wet concrete to the required profiles and tolerances. Select formwork finish to produce the specified finished quality. Ensure timber or plywood used for formwork is non-staining to the set concrete.

Securely fix and brace formwork sufficiently to support loads and with joints and linings tight enough to prevent water loss.

DAMPPROOF MEMBRANE

0.25 mm minimum polyethylene to NZS 3604 clause 7.5.4 Damp-proof membrane.

Apply polythene membrane to prepared base course with 150 mm laps between sheets. Tape seal laps and penetrations with 50 mm wide pressure sensitive plastic tape.

REINFORCEMENT

Bars to AS/NZS 4671. Grade Ductility Class E, all deformed other than for ties, stirrups and spirals, unless shown otherwise on the drawings. Welded reinforcing mesh to AS/NZS 4671.

Cut and bend bars using proper bending tools to avoid notching and to the requirements of NZS 3109 clause 3.3 Hooks and bends. Do not rebend bars without written approval.

Secure reinforcement adequately with tying wire and place, support and secure against displacement when concreting. Bend tying wire back well clear of the formwork. Spacing as dimensioned, or if not shown, to the clear distance minimums laid down in NZS 3109 clause 3.6 Spacing of reinforcement.

Minimum cover to all reinforcing bars, stirrups, ties and spirals, as shown on the drawings. Where cover is not shown on drawings provide minimum cover to NZS 3101 table 5.5 minimum required cover. Fix chairs for top reinforcement in slabs at 1.0 metre centres or to ensure adequate support. Cover tolerances to NZS 3109 clause 3.9 Tolerances for reinforcement.

Length of laps where not dimensioned on the drawings in accordance with the Manufacturers Specification. Increase laps of plain round steel by 100%. Tie all lapping bars to each other.

REINFORCEMENT LAPS

<u>Bar Diameter</u>	<u>Lap</u>
10 mm	400 mm
12 mm	500 mm
16 mm	650 mm

TYING WIRE

Mild drawn steel wire not less than 1.2 mm diameter.

SPACERS AND CHAIRS

Pre-cast concrete or purpose made moulded PVC to approval. Use concrete spacer blocks only where the concrete surface is not exposed in the finished work.

PRE-PLACEMENT INSPECTION

Do not place concrete until all excavations, boxing and reinforcing have been inspected and passed by the territorial authority inspector.

NORMAL CONCRETE

Normal concrete 20 MPa grade, maximum aggregate size 19 mm ready-mixed to NZS 3104. Provide delivery dockets listing mix and despatch details.

PRESCRIBED MIX CONCRETE

Prescribed mix concrete as per Engineers specification.

Formwork linings and surface finishes as nominated for both fair face and concealed or exposed surfaces. Unless detailed, obtain written confirmation of the type and pattern of all joints.

Set up and supervise pump operation, placing and compaction of the mix to NZS 3109 clause 7.4 Handling and placing and 7.6 Compaction Advise the ready-mix supplier of the type of pump and the slump required, in addition to the concrete grade, strength and quantity.
Use power operated vibrators on foundations, vertical constructions and beams.

CASTING IN

Build in all grounds, bolts and fixings for wall plates and bracing elements, holding down bolts, pipes, sleeves and fixings as required by all trades and as shown on the drawings, prior to pouring the concrete.

Do not use grounds exceeding 100 mm in length. Location and form of conduits to be approved in writing by the owner. Minimum cover 40 mm. Do not encase aluminium items in concrete. Do not paint steel embedded items more than 25 mm into the concrete encasement. Cut back form ties to specified cover and fill the cavities with mortar.

Form all pockets, chases and flashing grooves as required by all trades and as shown on the drawings.

Wrap all pipes embedded in concrete with tape to break the bond and to allow for expansion. Do not embed pipes for conveying liquids exceeding a temperature of 50°C in concrete.

CARPENTRY

Documents referred to in this section are:

AS/NZS 1748:2011	Mechanically stress-graded timber
AS/NZS 1859:2017	Reconstituted wood based panels, 1859.1: Particleboard
AS/NZS 2269:2012	Plywood – Structural, 2269.0: Specifications
NZS 3602:2003	Timber and wood-based products for use in building
NZS 3603:1993	Timber structures standard
NZS 3604:2011	Timber framed buildings
AS/NZS 1328 1&2:1998	Glued laminated structural timber
NZS 3631:1988	New Zealand national timber grading rules

Refer to Production Specification for Durability requirements.

TIMBER FRAMING, FOR INTERIOR USE

Timber treatment as per “All Framing” section, machine stress graded timber to AS/NZS 1748, with moisture content at supply of 18% or less.

TIMBER FRAMING, FOR EXTERIOR USE

Timber treatment as per “All Framing” section, machine stress graded timber to NZS 3631 and to NZS 3602, table 1 with moisture content to NZS 3602 table 4

CEILING BATTENS

GIB Rondo Galvanised Steel Ceiling Battens

TIMBER TRUSSES

Moisture content at supply: 18%.

DAMPPROOF COURSE

2-ply/3-ply Kraft felt strip saturated and coated with bitumen.

AILS

Steel, stainless steel and galvanised steel of pattern to suit the location.

Type to NZS 3604 section 4 Durability, and of the size and number for each particular types of joint as laid down in the nailing schedules of NZS 3604 sections, 6 Foundations, 7 Floors, 8 Walls, 9 Posts, 10 Roof framing and 15 1.5 kPa and 2 kPa snow loading. Except that when hand driving nails into Timber the nail lengths and diameters should be generally as for power driven nails.

BOLTS AND SCREWS

Steel, stainless steel and galvanised steel of pattern to suit the location.

MAIL PLATES

As per manufacturer’s design for the particular locations as shown on the drawings.

CONNECTORS

Galvanised steel connectors and structural brackets to the connector manufacturer's design for particular locations shown on drawings.

MOISTURE CONTENT

Maximum allowable equilibrium moisture content (EMC) for framing supporting interior linings 18%

FRAMING WALLS

Frame to required loading and bracing complete with lintels, sills and noggs, all fabricated and fastened to NZS 3604 sections 8 & 15.

FRAMING ROOFS

Frame to required loading and bracing complete with valley boards, ridge boards and purlins/battens. Design and fit roof trusses complete with anchorage. All fabricated and fastened to NZS 3604 sections, 9 Posts, 10 Roof framing and 15 1.5 kPa and 2 kPa snow loading.

INSTALLING CEILING BATTENS

Fabricate and fasten to as per manufacturers recommendation.

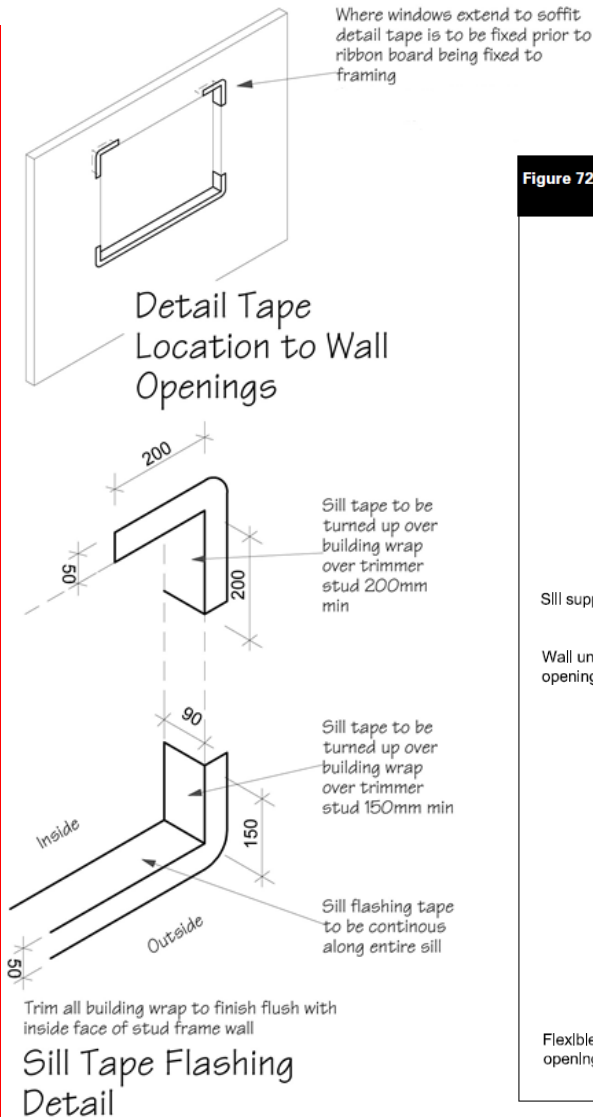
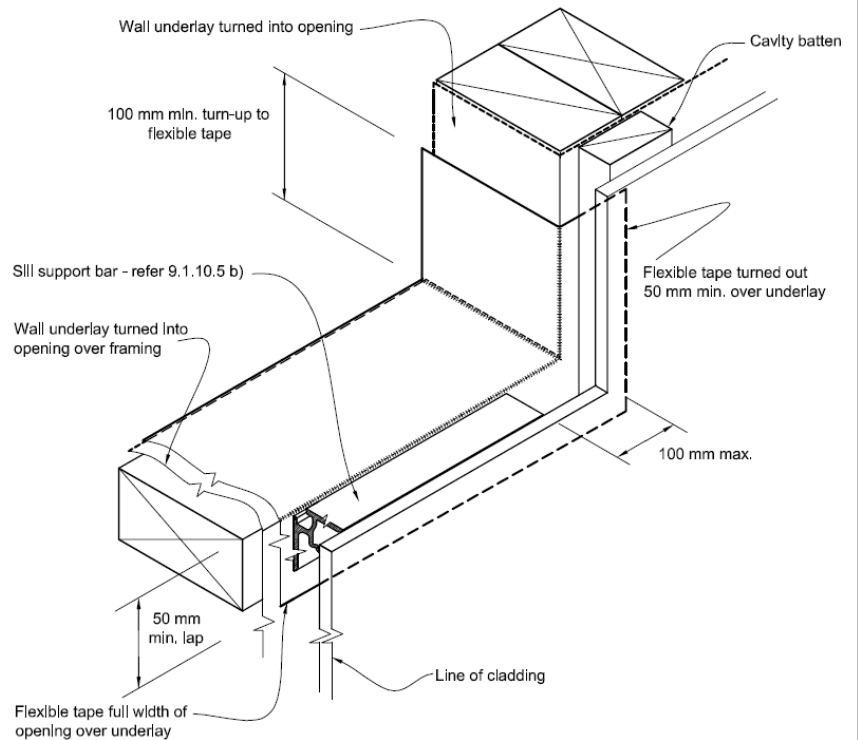


Figure 72B: General window and door opening with drainage cavity

Paragraphs 9.1.5, 9.1.9.3, 9.1.10.2, Figures 73C, 76, 85, 86, 91, 99, 116 and 128

NOTE:

- (1) Detailed *cladding* omitted for clarity, refer to specific *claddings*.
- (2) Head to be treated similarly with continuous *wall underlay* and *flexible tape* at corners.
- (3) Refer individual cladding details for jamb flashings.



METAL TILE ROOFING

Documents referred to in this section are:

NZBC	B1 B2 & E1
NZBC	E2/AS1 External moisture
AS1397:2011	Steel sheet and strip – hot-dipped, zin-coated, or aluminium/ zinc coated
NZS3602:2003	Timber and wood-base products for use in building
NZS3604:2011	Timber framed buildings
NZS4217:1994	Pressed metal tile roofs

QUALIFICATIONS

Carry out roofing work using experienced, competent roofers familiar with the materials & techniques specified.

TILE BATTENS

Radiata pine to NZS3602, table 1E. Size to NZS3604, section 10. (Refer to Construction Schedule)

Install the tile battens to the roofing manufacturer's requirements and with all joints fully supported and staggered.

SET-OUT

Set out the planned layout before fixing commences, to ensure true lines and the correct relationship to module, grid and roof features.

UNDERLAY

Type : Heavy weight self-supporting roofing underlay. (Thermakraft 215)

Lay underlay horizontally or vertically with a 150mm side lap, over sailing the spouting and/ or gutters by 10-20mm. Fit and lap roofing underlay over the netting to the underlay manufacturer's requirements.

METAL ROOFING TILES

Pressed steel sheet aluminium/ zinc coated to AS1397. Finish as specified. Accessories, capping, flashings, and fixings to match and to the roofing manufacturer's requirements.

Take care to avoid damaging pre-finished roofing both during and after fixing. Wear only soft-soled shoes on the finished surface.

Cut with tools specified by the roofing manufacturer. Fold ends and seal cut edges of tiles and accessories without damaging their integrity or finish, all to the roofing manufacturer's requirements.

Lap metal tiles and fix complete with matching accessories, flashed to roof features and penetrations; all to the roofing manufacturer's requirements and NZS 4217.

AILS, SCREW AND FASTENINGS

Metal, size and pattern, to roofing manufacturer's requirements and complying with the relevant aspects of NZS 3604, section 4: Durability.

Install and fix as detailed and to the roofing manufacturer's details and to NZS 3604 for fixings durability requirements.

INSTALL COVERS AND FLASHINGS

Install and fix as detailed and to the roofing manufacturer's details and to comply with NZBC E2/AS1: 4.0 Flashings, 5.0 Roof/Wall junctions and 6.0 Parapets.

PENETRATIONS AND JUNCTIONS

Flash and overflash all penetrations through the roof

Check the adjoining walls and parapets are prepared ready for the installation of the roofing. Confirm that openings have been prepared ready for the installation of skylights and other pertrations through the roof. Required work includes the following:

- Underlay turned up at wall and parapet lines
- Underlay finished and dressed off to all openings, ready for the installation of skylights and other penetrations
- Roofing installation neatly finished to all sides of penings and to all wall and parapet junctions
- Installation of flashings (those required to be installed prior to installation of penetrating elements and/ or wall lings).

USE OF SEALANT

Select and use sealants only as recommended by the roofing manufacturer.

COMPLETE

Ensure the work is complete with flashings, under cloaks, valleys, ridges and hips properly installed so the finished roof is completely weathertight.

REMOVE FILINGS

Remove metal filings from roofing surfaces at least daily.

CLEAR

Clear trade rubbish and unused materials from the roof and surrounds regularly during the work and at completion. Sweep down the completed roof and flush out spouting, gutters and rainwater pipes, ensuring that metal filings, metal scraps and loose fixings are removed.

REPLACE

Replace damaged or marked elements. Remove unused materials from the site.

ALUMINIUM WINDOWS AND DOORS

DOCUMENTS

Documents referred to in this section are:

NZS3604:2011	Timber framed buildings
NZS4211:2008	Specification for Performance of Windows
AS 3715:2002	Metal finishing - Thermoset powder coatings for architectural applications

WINDOW AND DOOR SECTIONS

Form all aluminium members from extruded sections. Folded sections are restricted to flashings and concealed members only.

FLASHINGS GENERALLY

Material, grade and colour of head flashings to match the window frames. Ensure that materials used for head, jamb and sill flashings are compatible with the window frame materials and fixings and cladding materials.

Install flashings to heads, jambs and sills of frames as supplied and required by the window manufacturer and as detailed on the drawings. Finish head flashings to match window finish.

Place all flashings so that the head flashing weathers the jamb flashings, which in turn weathers over the upstand of the sill flashing. Ensure that sill flashings drain to the outside air.

Except where window/door frames are recessed, ensure that head flashings over-sail jamb facings by 20 mm at each end.

FIXINGS

Ensure all fixings and bracketing are compatible with aluminium. Do not use electroplated zinc fasteners or brass fastenings.

CONFIRM PREPARATION OF WALL OPENINGS

Confirm that wall openings have been prepared ready for the installation of all window and door frames. Do not proceed with the window and door installation until required preparatory work has been completed.

Required preparatory work includes the following:

- wall cladding building wrap to openings finished and dressed off ready for the installation of window and door frames
- claddings neatly finished off to all sides of openings
- interior linings neatly trimmed ready for installation of jamb liners and completion of air seals to all sides of openings
- installation of flashings (those which are required to be installed prior to frames, including Flexible flashing tape).

FIX FRAMES

Fix frames rigidly in place without distortion, to the window manufacturer's and WANS Aluminium window handbook requirements, plumb, true to line and face, weathertight and with all openings operating freely.

COMPLETE AIR SEAL

Form an air-tight seal by means of proprietary expanding foam, compressible foam strips, or sealants used with backing rods, applied deep within the reveal to completely fill the gap between joinery and structural framing. Ensure that in combination with the internal linings a complete air seal is created.

WINDOW AND DOOR JAMB LINERS, TIMBER

Timber species:	Pine
Grade/treatment:	Finger jointed H3
Thickness:	ex40mm
Finish:	Paint grade

ORGANIC POWDER COATING FINISH

Minimum thickness: 40 microns

GLAZING

Documents referred to in this section are:

NZBC B1/AS1	Structure, 7.0 Glazing
NZBC F2/AS1	Hazardous building materials, 1.0 Glazing
NZBC F4/AS1	Safety from falling, 1.0 Barriers in buildings
AS/NZS 2208:1996	Safety glazing materials in building
NZS 3604:2011	Timber framed buildings
NZS 4223.1:2008	Code of practice for glazing in buildings – Glass selection and glazing
NZS 4223 Parts 1 and 2:1985	Code of practice for glazing in buildings – Code of practice for glazing in buildings
NZS 4223.2:2016	Glazing in buildings – Part 2: Insulating glass units
NZS 4223.3:2016	Glazing in buildings – Part 3: Human impact safety requirements
NZS 4223.4:2008	Glazing in buildings – Part 4: Wind, dead, snow and live actions
NZS 4223 Supplement 1:2008	Supplement 1 to NZS 4223.1:2008 and NZS 4223.4:2008
NZS 4211:2008	Performance of windows
AS/NZS 4666:2012	Insulating glass units
AS/NZS 4667:2000	Quality requirements for cut-to-size and processed glass

GLASS

Processed glass to AS/NZS 4667, thickness to NZS 4223 parts 1, 3 and 4 unless otherwise specified:

- Clear float glass: Clear annealed transparent float glass
- Patterned glass: Translucent, annealed, rolled glass with a decorative pattern on one surface.
- Laminated glass: Grade A safety glazing material to AS/NZS 2208 with PVB or CIP resin interlayer.
- Toughened glass: Grade A safety glazing material to AS/NZS 2208.

SAFETY GLASS

All windows noted with "SG" on the elevations require Grade A safety glass. (All glazing in bathrooms <2m requires Grade A safety glass)

MIRROR GLASS

Float mirror glass to NZS 4223, part 1, clause 101.2.2.2: Silvering quality (selection S), with silver and copper plating and 2 coats of protective paint.

GLASS SCREENS

Proprietary shower/bath screens, formed to shape before toughening, complete with matching hardware.

GLAZING TAPE AND GASKETS

Single/double sided pressure sensitive self-adhesive low/medium/high density foam tapes/butyl tapes selected to suit the glazing detail to window manufacturers' requirements.

SETTING BLOCKS

Santoprene/Neoprene, 80-90 Shore A hardness, set at quarter points or to detail, to support the weight of glass panes.

MIRROR ADHESIVE

Adhesive mirror-mastic and double-sided adhesive tape.

INSTALL GLASS SCREENS

Install shower and bath screens and doors to manufacturer's requirements. Fix wall channel with silicone sealant.

INSULATION

Documents referred to in this section are:

NZBC H1/AS1	Energy efficiency, 2.0 Building thermal envelope
NZS 4214:2006	Methods of Determining the total thermal resistance of parts of buildings
NZS 4218:2009	Thermal insulation – Housing and small buildings
NZS 4243:2007	Energy efficiency – Large buildings

FRIT THERMAL INSULATION

Lay, install, fit and fix insulation to NZBC H1/AS1: Energy efficiency, 2.0 Building thermal envelope. Install in housing to NZS 4218 and in large buildings to NZS 4243.

Friction fit insulation in place to completely fill the whole of the cavities with no gaps and with no folds. Slightly oversize length for friction fit and cut across pad and fill cavity. Cut smaller pieces for smaller spaces and around penetrations. Leave no gaps between, and maintain full thickness of the insulating segments over the whole of the installation.

THERMAL INSULATION, WALLS

Location:	Exterior walls
Brand:	Earthwool R2.8
R Value:	Refer to H1 Schedule, Energy Efficiency Calculations

THERMAL INSULATION, CEILING

Location:	Ceilings
Brand:	Earthwool R7.0
R Value:	Refer to H1 Schedule, Energy Efficiency Calculations

PERIMETER INSULATION REQUIREMENTS

The H1 schedule method requires ceilings to achieve an R6.6 construction value with the ability to reduce the construction R-value to R3.3 for the rest 500mm from the inside of the top plate. The ceiling batts must be designed with a nominal density which allows insulation to be compressed into the eaves with the use of a barrier to achieve the R3.3 compliance. The installation must strictly follow manufacturer's installation guide.

EAVE BAFFLE OR INSULATION GUARDS

The vent roll panel vent G502 must be installed over the perimeter ceiling insulation. A continuous 25mm air gap must be maintained between the underside of the roofing underlay or sarking board and the loft insulation at the eaves, in accordance with NZS4246:2016.6.2.10.

GIB® PLASTERBOARD LININGS

Refer to GIB® EzyBrace™ Systems installation information attached to specification.

Documents referred to in this section are:

- AS/NZS 2588:2018 Gypsum linings in residential and light commercial construction - Application and finishing, Part 1: Gypsum plasterboard
- BRANZ technical paper P21: A wall bracing test and evaluation procedure

MANUFACTURER'S DOCUMENTS

Manufacturer's and supplier's documents which refer to work in this section are:

- General: GIB® Site Guide
- Wet area: GIB Aqualine® Wet Area Systems
- Bracing: GIB EzyBrace® Systems
- Ceilings: GIB® Rondo® Metal Batten Systems

GIB® PLASTERBOARD

Gypsum plaster core encased in a face and backing paper formed for standard and water resistance use to AS 2588.

CEILING BATTENS

GIB Rondo galvanised steel ceiling battens

SCREWS

GIB® Grabber™ drywall screws.

NAILS

GIB® Nails (gold passivated).

TAPE ON TRIMS AND EDGES

GIB® Goldline™ tape-on paper tape and galvanised steel trims and edges and/or GIB® UltraFlex high impact corner mould.

ADHESIVE

GIBFix® All Bond wallboard adhesive.

JOINTING COMPOUND

- Bedding compound: GIB Tradeset®, GIB® Lite Blue and GIB ProMix® Taping compound
- Finishing compound: GIB ProMix® GIB ProMix®, Lite, GIB® All Purpose and GIB Plus 4®

JOINTING TAPE

GIB® paper jointing tape.

CHECK SUBSTRATE

Do not commence work until the substrate is plumb, level and to the standard required by the sheet manufacturer's requirements. Moisture levels not to exceed 18% at the time of lining.

MOISTURE CONTENT

- Maximum allowable moisture content in accordance with AS/NZS 2589.1 for:
 - Framing at lining: 18% for plasterboard linings

PROTECT

Protect all surfaces, cabinetwork, fittings, equipment and finishes already in place from the possibility of water staining and stopping damage.

LEVELS OF FINISH

Provide the scheduled plasterboard surfaces to the levels of finish specified in AS/NZS 2589

Before commencing work, agree in writing upon the expectation for the final quality of finish. The specified level of finish for each area should be appropriate for the type of decoration and the type and angle of the primary source of illumination specified in that area.

CARPETING

Documents referred to in this section are:

AS/NZS 2455.1:2007

Textile floor coverings - Installation practice, Part 1: General

The New Zealand Carpet Manufacturers' Association Conditions of Warranty and installation guide

QUALIFICATIONS

Carpet layers to be experienced competent workers, familiar with the materials and the techniques specified and with AS/NZS 2455.

EDGE GRIPPER, TAPES, FIXING BARS

To AS/NZS 2455.

BINDER BARS

Anodised aluminium section with a fluted face.

SUBSTRATE

Before starting work inspect the substrate to ensure it will allow work of the required standard and that all fittings and fixtures around which the carpet is to be scribed, are in place.

PROTECTION

Protect adjoining work surfaces and finishes during installation and make good any damage to same.

TAPE

Tape for binding and seaming to be the type and width required by AS/NZS 2455 to suit the specified carpet and the standard of performance required.

LAYOUT

Plan the carpet layout so that seams run lengthways, traffic runs along the seam, light from windows is not across the seam and pile faces away from the main natural light source.

TEMPERATURE

Acclimatise carpet to a room temperature above 15°C through the whole of the installation.

PREPARE FLOOR SURFACE

Prepare floors for laying to AS/NZS 2455 requirements.

INSTALLATION, UNDERLAY

Installation to AS/NZS 2455 Lay at right angles to the carpet direction.

INSTALLATION, TAPED JOINTS

Tape carpet joints, fix grippers to floor, install underlay and carpet, to AS/NZS 2455.

FIX TRIMS

Fix binder bars, carpet to carpet bars, and trims to all junctions with other materials and to carpet edges, to AS/NZS 2455. Ensure that all junctions with other materials are neatly formed, with bars and trims securely fastened to the substrate, 20 mm from each end and at maximum 100 mm centres.

PAINTING

Documents referred to in this section are:

Resene: One-Line Specifications and Product Data Manual

PAINT TYPES

All paint coatings to be **Resene** products (which are guaranteed for consistency and performance under ISO 9001 and APAS) prepared, mixed and applied as directed in the One-Line Specifications and Product Data Manual.

GAP FILLERS

Use suitable gap fillers to match the surface being prepared. Any special primers required of the fillers must be satisfied. Refer to **Resene** surface preparation sheets in the One-Line Specifications and Product Data Manual.

INSPECT

Inspect all surfaces to be painted and report any that will not, after the preparation as laid down in the **Resene** surface preparation sheets; allow work of the required standard.

PRIMING AND SEALING

Ensure that all priming and sealing work necessary before or during construction is carried out when required.

ENVIRONMENTAL CONDITIONS

Carry out work within acceptable temperature and humidity limits, with timber dry, all to the requirements of **Resene**.

SHARP EDGES, CRACKS AND HOLES

Sharp edges, cracks and holes if present: remove and/or repair as outlined in the preamble to the **Resene** One-Line Specifications and Product Data Manual.

PREPARE ALL SURFACES

Prepare all surfaces to be coated to the requirements of the **Resene** surface preparation sheets. Use suitable gap fillers to match the surface being prepared. Any special primers required of the fillers must be satisfied. Refer to **Resene** surface preparation sheets.

APPLICATION

Apply paint by brush and/or roller to the requirements of **Resene** to obtain a smooth, even coating of the specified thickness, uniform gloss and colour. Do not spray on site without express permission.

RESENE SPECIFICATIONS

Refer to the **Resene** One-Line Specifications and Product Data Manual for surface preparation, coating sequence and application requirements as they apply to each system. Correct defective work immediately, with any recoating following the system's requirements.

SCUFF BETWEEN COATS

Between all coats remove any dust pick-up, protruding fibres and coarse particles.

FINISHED PAINT SURFACES

All finished paint surfaces to show uniformity of gloss and colour, to have the correct thickness for each coat, and freedom from painting defects such as tackiness and conspicuous brush marks. Finished work to be clean and free of any disfigurement.

PAINT SYSTEMS TO WET AREAS (Plasterboard firstly apply a sealer coat)

Undercoat & Top Coat:	Lustercryl D310	walls/ceilings
Trim:	Lusterglo	architraves, skirting, sills

PAINT SYSTEMS TO INTERIOR AREAS

Undercoat:	Resene ceiling "Flat white"	walls/ceilings
Top coat:	Resene Acrylic "Low sheen"	walls/ceilings
Trim:	Lusterglo	architraves, skirting, sills

PAINT SYSTEMS TO EXTERIOR AREAS

Undercoat:	Resene SpaceCote "Flat white"
Top coat:	Resene SpaceCote "Flat white"

HOT AND COLD WATER SYSTEM

Documents referred to in this section are:

NZBC G12/AS1	Water supplies
AS/NZS 2642.1:2007	Polybutylene pipe systems – Polybutylene (PB) pipe extrusion compounds
AS/NZS 2642.2:2008	Polybutylene pipe systems – Polybutylene (PB) pipe for hot and cold water applications
AS/NZS 2642.3:2008	Polybutylene pipe systems – Mechanical jointing fittings for use with polybutylene (PB) pipes for hot and cold water applications
NZS 3501:1976	Specification for copper tubes for water, gas and sanitation
NZS 4606.1:1989	Storage water heaters – General requirements
NZS 4606.2:1989	Storage water heaters – Specific requirements for water heaters with single shells
NZS 4606.3:1992	Storage water heaters – Specific requirements for water heaters with composite shells
NZS 4607:1989	Installation of thermal storage electric water heaters
NZS 4617:1989	Tempering (3-port mixing) valves
DIN 8077	Polypropylene (PP) Pipe dimensions
DIN 8078	Polypropylene (PP) Pipes Types 1, 2 & 3, General Quality
NZS 4305:1996	Energy efficiency domestic hot water systems

Plumbers, Gasfitters and Drainlayers Act 2006

Note: Floor surfaces of any space containing sanitary fixtures or sanitary appliances must be impervious and easily cleaned. (Seal floor when Laundry is in garage)

QUALIFICATIONS

Plumbers to be experienced competent craftsman plumbers, or registered plumbers working under the direction of a craftsman plumber, familiar with the materials and techniques specified.

WATER MAIN POLYETHYLENE

High density polyethylene pipe completed with rubber ring compression type fittings.

POLYBUTYLENE WATER PIPE

Polybutylene tubing to AS/NZS 2642.2 and AS/NZS 2642.3 complete with fittings and accessories brand-matched.

EXPOSED PIPES

Chrome plated copper pipe with chrome plated brass nuts and fittings.

Faucet hoses covered with stainless steel braid and fitted with stainless steel nuts.

White polyethylene composite pipe with white nuts and accessories.

Selected pipework finish to include escutcheon plates and bends and elbows protruding from walls or fittings. All cold-water pipework installed in external walls or exposed to the elements to be lagged and protected from frost.

VALVES

Pressure reducing or limiting valve, filter, non-return valve, cold water expansion valve, pressure relief or temperature valve, pressure relief valve and isolating valves to NZBC G12/AS1: Water supplies. (Set to 55°) The storage water heater control thermostat shall be set at a temperature of not less than 60° C to prevent the growth of Legionella bacteria.

25mm copper pressure relief valve from HWC (100mm max straight or bent) to discharge into 20mm @ 1:40 copper relief drain. The drain to discharge to over GT with 25mm air gap. (As per NZBC G12/AS1 cl.6.7 and Fig 12)

Tempering valve to NZS 4617 to NZBC G12/AS1: Water supplies.

Install 1 metre minimum from outlet of hot water cylinder and to manufacturer's instructions.

ELECTRIC HOT WATER CYLINDER, MAINS PRESSURE

To NZS 4606.3, ceramic-coated steel thermal storage cylinder, insulated and complete with fittings required for installation by the manufacturer.

Install where shown complete with all the necessary fittings to the cylinder manufacturer's requirements and in accordance with NZBC G12/AS1: 6.10. Valve-vented systems to NZS 4607.

ELECTROLYTIC ACTION

Avoid electrolytic action by eliminating contact or continuity of water between dissimilar metals.

EXCAVATE

Excavate for the water main to a firm, even trench base in straight runs. Allow to backfill.

WATER MAIN

Lay a minimum of 500 mm below ground level (600 mm under driveways) from the utility network operator's supply through a gate valve and meter to by box to the building. Lay marker tape above the water main in backfill.

POLYBUTYLENE/POLYETHYLENE WATER SUPPLY

Size the piping layout to eliminate loss of pressure at any point by simultaneous draw-off. Run pipes complete with all fittings, support and fixing, and jointed to the pipe manufacturer's specifications, all to NZBC G12/AS1. Conceal pipework and pressure test before the wall linings are fixed.

INSTALLING HOT WATER PIPE INSULATION

Insulate all hot water pipes in accordance with the insulation manufacturer's instructions. Cut insulation sections tight between timber framing and tight between the webs of studs. Where hair felt is used, wrap around pipes in two layers in opposite directions and secure with galvanised steel wire ties.

PENETRATIONS

Provide and fit collars and escutcheon plates to match the pipework at all penetrations through constructions.

INSTALL TAPS AND FAUCETS

Install taps and faucets in accordance with the tap manufacturer's requirements. Flush out on completion. Check that washers or ceramic discs are operating correctly.

TESTING OF PLUMBING

NZBC G12/AS1 7.5 Watertightness

7.5.1 The water supply system shall be tested to ensure watertightness. An acceptable testing method is to:

- Subject the hot and cold system to a pressure of 1500 kPa for a period of not less than 15 minutes, and
- Inspect the system to ensure that there are no leaks.

WATER MAIN

Material: Polyethylene
Internal diameter: (ID)20mm/ (OD)25mm

WATER PIPE

Material: Polybutylene
Nominal bore: (ID)20mm/ (OD)25mm

INSULATION FOR HOT WATER PIPES

Brand/type: Euro lagging
Inside diameter: 16/22 mm

ELECTRIC HOT WATER CYLINDER

Brand/model number: Rheem
Capacity: 250 litres

NZBC G12/AS1

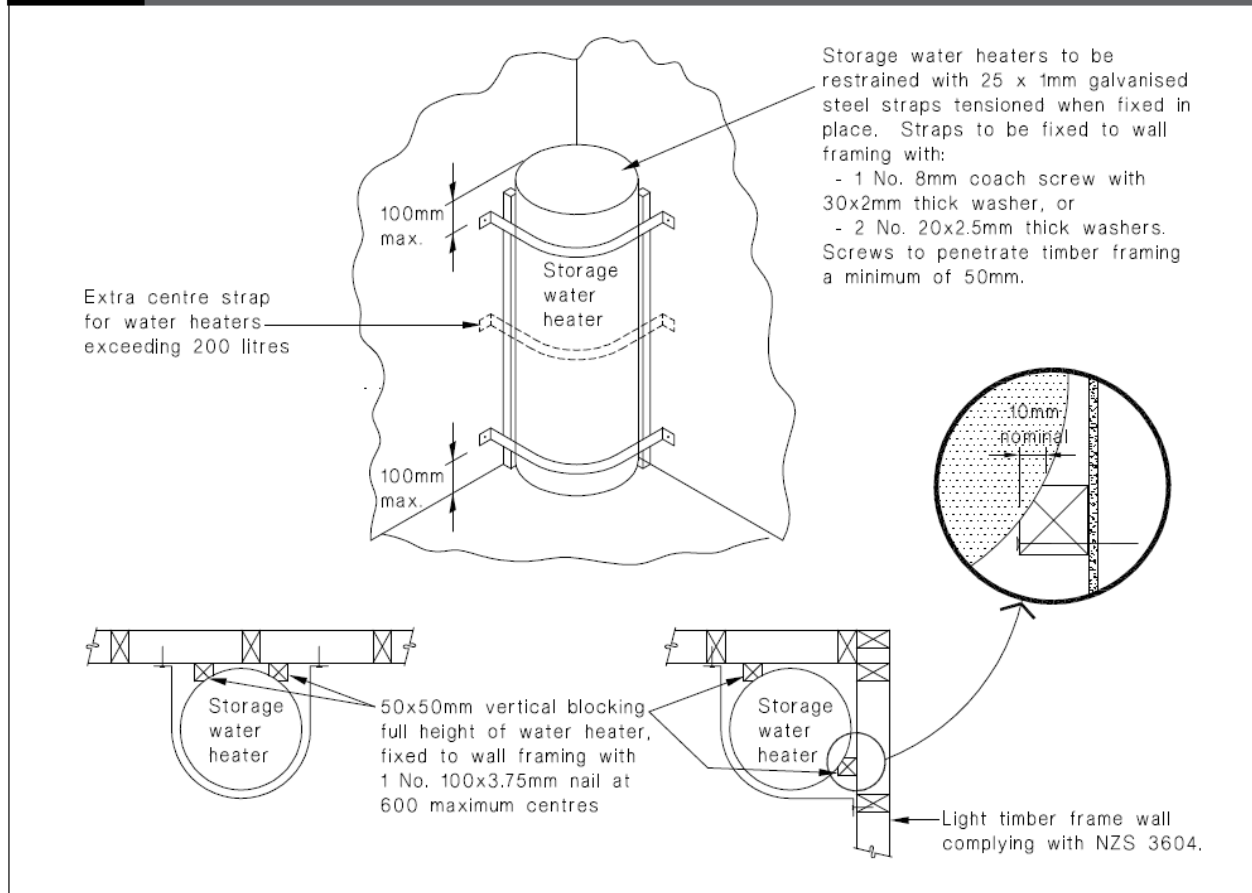
Table 7: Water Supply Pipework Support Spacing
Paragraph 7.1.3

Pipe material	Pipe diameter (mm)	Maximum distance between supports (m)	
		Vertical pipe	Graded and horizontal pipe
Copper	10 – 15	1.5	1.2
	20 – 25	2.0	1.5
Galvanised steel	15 – 20	2.0	1.5
	25	3.0	2.5
uPVC	15 – 20	2.0	1.0
	25	2.4	1.2
Polyethylene and polybutylene (cold water supply)	15 – 20	1.5	0.75
	25	1.8	0.9
Polybutylene (hot water supply)	15 – 18	1.0	0.6
	20 – 22	1.4	0.7

Note:

The spacing for these pipe materials is based on the pipes being located within the *building* structure.

Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4



NZBC G12/AS1

Figure 16: Tempering Valve Installation
Paragraph 6.14.2 a)

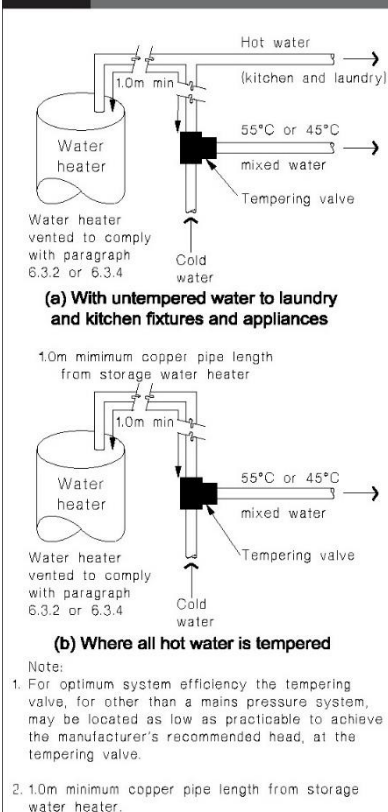
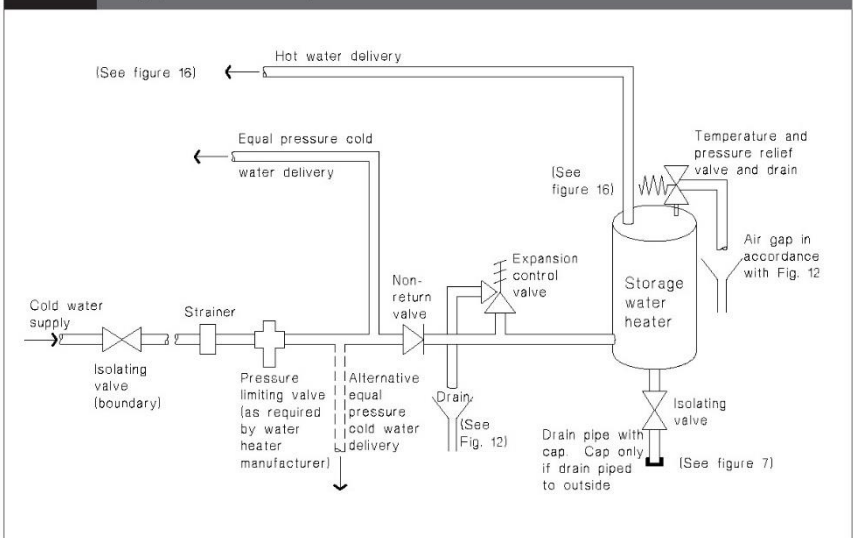


Figure 8: Mains Pressure Storage Water Heater System (unvented)
Paragraphs 6.1.2 and 6.2.1 b)



RAINWATER SYSTEMS

Documents referred to in this section are: -

NZBC B1, B2, E1 & E2

AS 1397:2011 Steel sheet and strip - hot-dipped, zinc-coated or aluminium/zinc-coated

Workers to be either competent craftsman plumbers, or registered plumbers working under the direction of a craftsman plumber, or roofers, familiar with the materials and techniques specified.

SDC - Approved Building Consent Document - BC240494 - Pg 23 of 32 - 7/05/2024 - helen.fowler

Aluminium/zinc alloy coated pre-painted steel

ALUMINIUM/ZINC ALLOY PRE-PAINTED SHEET STEEL

0.55 mm sheet steel coated to AS 1397, pre-painted.

ALUMINIUM/ZINC ALLOY COATED PRE-PAINTED STEEL SPOUTING

Profile, jointing, brackets and fittings brand matched and complete to the spouting manufacturer's specifications.

DOWNPIPES

Complete with stand-off brackets and galvanised screws.

FLASHINGS GENERALLY

0.55 mm sheet steel galvanised to AS 1397, aluminium/zinc coated to AS 1397, 1.8 mm (20 kg/m²) copperised pure lead, 0.5 mm half hard copper sheet, or proprietary rubberised perforated aluminium strip, all to location, compatibility and design requirements of BRANZ Bulletin 304 Flashing design.

Aluminium/zinc alloy coated pre-painted steel

ALUMINIUM/ZINC ALLOY COATED PRE-PAINTED STEEL FASCIA

Shape/size: Refer to construction schedule

Brand/type: Coloursteel

Paint coating type: Endura/Max

ALUMINIUM/ZINC ALLOY COATED PRE-PAINTED STEEL SPOUTING

Shape/size: Refer to construction schedule

Brand/type: Coloursteel

Paint coating type: Endura/Max

ALUMINIUM/ZINC ALLOY COATED PRE-PAINTED STEEL DOWNPIPES

Shape/size: Refer to construction schedule

Paint coating type: Endura/Max

SANITARY PLUMBING

Documents referred to in this section are:

NZBC G1/AS1	Personal hygiene
NZBC G13/AS1	Foul water - sanitary plumbing
NZBC H1/AS1	Energy Efficiency – hot water systems
AS/NZS 1260:2017	PVC-U pipes and fittings for drain, waste and vent applications
Plumbers, Gasfitters and Drainlayers Act 2006	

QUALIFICATIONS

Carry out work by or under the direct supervision of a person registered under the Plumbers, Gasfitters and Drainlayers Act 2006.

UPVC WASTE, SOIL AND VENT PIPES

UPVC pipe to AS/NZS 1260 complete with fittings brand-matched to the pipe manufacturer's requirements.

EXPOSED PIPES AND TRAPS

Chrome plate on copper pipes and associated copper and brass fittings.

White polybutylene or PVC, including all associated fittings.

SEALANT, SANITARY FIXTURES

For between sanitary fixtures and accessories and adjacent floor or wall surfaces.

1-part, silicone, containing mildew resistant agents.

Colour: White

EXECUTION GENERALLY

Carry out this work and complete all tests to NZBC G1/AS1: 2.0, 3.0 and G13/AS1

ELECTROLYTIC ACTION

Avoid electrolytic action by eliminating actual contact or continuity of water between dissimilar metals.

INSTALL SANITARY FIXTURES

Fit and install sanitary fixtures and associated screens, elements and hardware, plumb, true to line and rigid, to the fixture manufacturer's requirements. Supply standard chrome plated brass wastes and plastic plugs on chrome plated chains with all basins, tubs and baths.

INSTALL TRAPS, WASTE AND VENT PIPES

Connect waste outlets to traps and run waste pipes and back vents concealed, sized and fixed to NZBC G13.

Discharge wastes into the drainage system stack, soil pipe, or gully trap as shown.

Bird proof mesh to all roof vents and vermin proof mesh to all untrapped waste pipes.

PENETRATIONS

At penetrations through constructions provide and fit collars and escutcheon plates to match pipework. Penetrations to the DPM under the slab to be sealed with DPM tape. Wall penetrations as per E2/AS1 Figure 68.

Metal Tile roof penetrations as per E2/AS1 Fig 53 & 54

NZBC G13/AS1

Table 7: Distances Between Supports
Paragraph 6.2.1

Material	Pipe diameter (mm)	Maximum distance between supports (m)	
		Vertical pipe	Graded pipe
Copper pipes	32 to 50	3.0	2.5
	greater than 50	3.5	3.0
uPVC pipes	32 to 50	1.0	0.5
	65 to 100	1.2	1.0
	greater than 100	1.8	1.2

DRAINAGE

Documents referred to in this section are:

NZBC B1/AS1	Structure – general
NZBC E1/AS1	Surface water
NZBC G13/AS2	Foul Water
AS/NZS 1254:2010	PVC pipes and fittings for storm and surface water applications
AS/NZS 1260:2017	PVC pipes and fittings for drain, waste and vent applications
AS/NZS 4130:2009	Polyethylene pressure pipes (PE)
AS/NZS 4058:2007	Precast concrete pipes (pressure and non-pressure)
NZS 3104:2003	Specification for concrete production
NZS 7643:1979	Installation of unplasticised PVC pipe systems
	Plumbers, Gasfitters and Drainlayers Act 2006

QUALIFICATIONS

Drainlayers to hold a current licence within the terms of the Plumbers Gasfitters & Drainlayers Act 2006 and be experienced, competent and familiar with the materials and techniques specified.

CONCRETE

17.5 MPa ordinary grade to NZS 3104.

PVC PIPES

PVC Pipes bends, junctions, fittings and joints to AS/NZS 1254 and AS/NZS 1260.

GULLY TRAPS

To NZBC G13/AS2: 3.3, complete with grating. (NZBC G13 Fig 2)

DRAINAGE AND FILLING MATERIALS

Granular: Clean gravel or crushed stone or a blend of these. Particle size from minimum 7 mm to maximum 20 mm & AP40 compacted at 150mm layers under slab. (use AP40 compacted at 150mm layers under slab as drain bedding)

Selected: Fine grain soil or granular material suitable for bedding; excluding topsoil.

Ordinary: Top soil or other excavated materials.

STORMWATER

Dispose of stormwater on site as shown on the drawings.

CONCRETE ENCASEMENT

Concrete encase shallow drains and drains under driveways, on a 100 mm deep 17.5 MPa concrete bed reinforced with three 10 mm mild steel bars. Surround pipes with a polythene membrane to allow movement and encase in 100 mm 17.5 MPa concrete.

BEDDING AND BACKFILL

Backfill drain lines in 150 mm layers, well tamped but without disturbing the drains. Finish off with 150 mm of topsoil, slightly mounded above the finished ground line. As per NZBC G13/AS2 Bedding and backfilling

SUPPORT AND THERMAL MOVEMENT

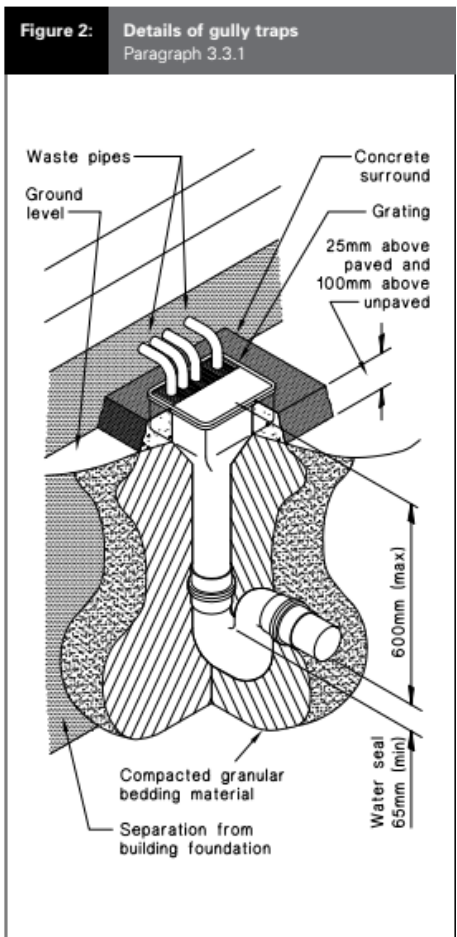
The plumbing system shall accommodate without failure the expected longitudinal movement in pipes resulting from temperature changes. All copper and PVC-U pipes shall incorporate expansion joints to comply with clause NZBC G13/AS1 6.3.1

TESTING OF DRAINAGE

NZBC G13/AS1 - 7.0 Watertightness

7.1 Test methods

7.1.1 All above ground sanitary plumbing pipework shall be tested by water test or air test to verify that the system is watertight.



7.1.2 Water test: The method described in Section 10 of NZS 7643 may be used for ensuring watertightness of above ground sanitary plumbing pipework.

7.1.3 Air tests may be carried out in accordance with either clause 12.3.2 of AS/NZS 3500.2.2 or Paragraph 8.3 of E1/VM1.

NZBC G13/AS2 - 6.0 Watertightness

6.1 Testing

6.1.1 All sections of the drainage system shall be tested by water test or air test to ensure watertightness.

COMMENT:

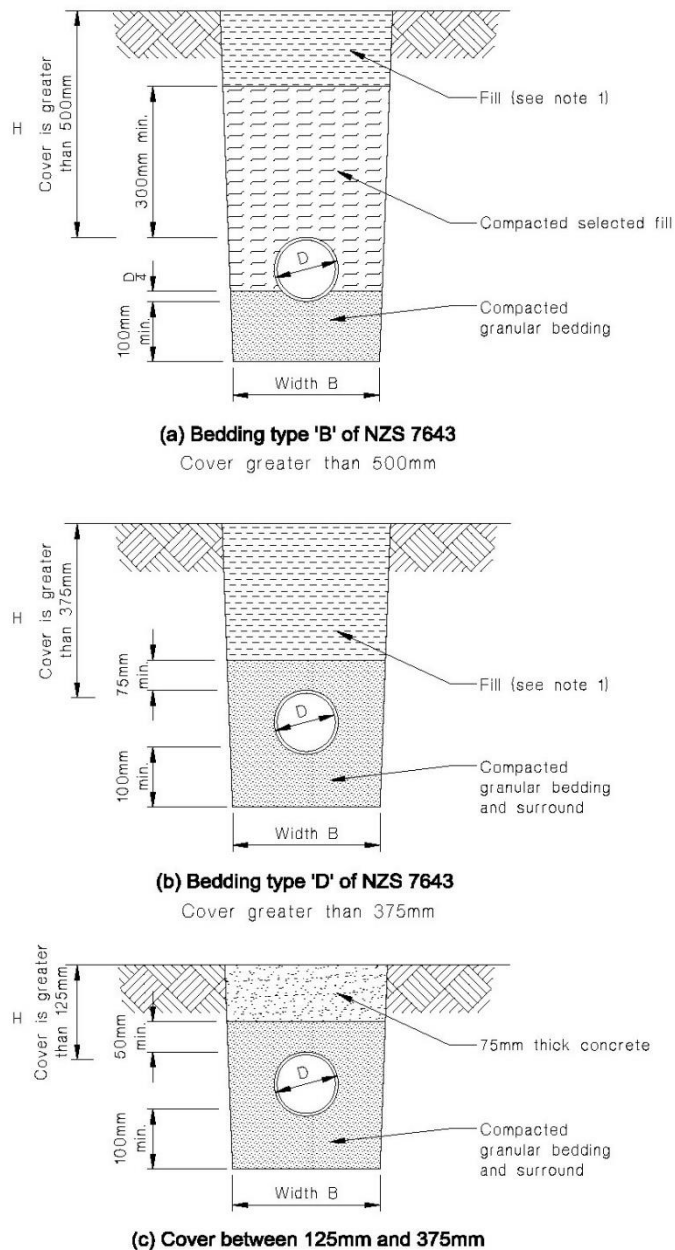
Testing should be undertaken before backfilling for the easy identification of any leaks.

6.1.2 Water test

NZS 7643 Section 11 gives an acceptable method for ensuring watertightness of below ground uPVC drainage pipework.

6.1.3 Air tests may be carried out in accordance with either clause 12.3.2 of AS/NZS 3500.2.2 or Paragraph 8.3 of E1/VM1.

Figure 7: Bedding and backfilling
Paragraphs 5.2.1, 5.3.1 and 5.4.1



NOTE:

1. Fill shall be:

- Ordinary fill where drains are located below gardens and open country.
- Compacted selected fill where the drains are located below residential driveways and similar areas subject to light traffic.

ELECTRICAL

Documents referred to in this section are:

NZBC F7/AS1	Warning systems, 3.1 Domestic smoke alarms
NZBC G2	Laundrying – Service connections
NZBC G3	Food Preparation and Prevention of Contamination
NZBC G8	Artificial Light - Illuminance
NZBC G9/AS1	Electricity, 1.0 Electrical Installations within domestic dwellings
NZS 4514:2009	Part 6: Smoke Alarms
AS/NZS 3000:2018	Wiring Rules
AS/NZS 3008:2017	Electrical installations - Selection of cables
3008.1.2:2017	Typical New Zealand installation conditions
AS/NZS 5000.2:2006	Electric cables - Polymeric insulated - For working voltages up to and including 450/750 V
NZCEP 51:2004	New Zealand Electrical Code of Practice for Homeowner/Occupier's Electrical Wiring Work in Domestic Installations

PVC-insulated cables for electric power and lighting

Electricity Regulations

New Zealand electrical codes of practice (ECP)

Illuminance at floor level shall be no less than 20 lux as per NZBC G8.3 - Performance requirement.

Minimum requirement: 1 standard lighting fixture per 10m² minimum. (per room) Hallway requires 1 lighting fixture per 4.7 lineal meters minimum. Lighting areas based on 100w closed abutted (CA80 or CA135) down light, 100w batten holder & 100w ceiling pan. (Where energy efficient bulbs are used they shall have an equivalent wattage to the minimum stated)

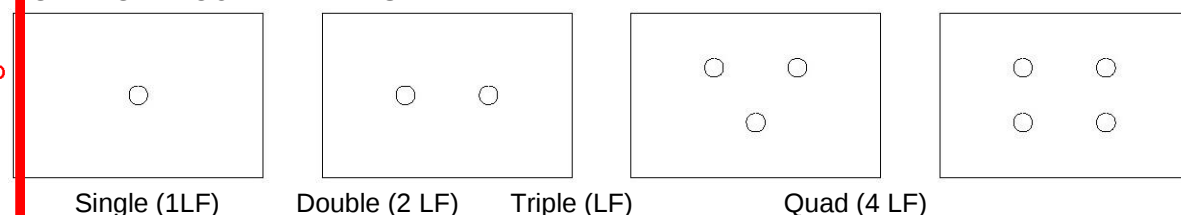
LIGHTING SCHEDULE (Minimum per area/room)

2 LF/room	Living, kitchen, dining, family, activity, media, lounge & bedroom.
1 LF	Hall (1 LF per 4.5 lineal metres min.)
1 LF/bay	Garage
1 LF	Entry, toilet, bathroom, laundry, WIR, store.
1 LF	Other rooms (1 LF per 10m ² min.)

KEY

LF	Standard Lighting Fixture – 100w Down light (CA80 or CA135), 100w Batten holder or 100w Ceiling Pan
H	Halogen – 50w (1 H per 5m ² min. or 1 H per 2.2 lineal metres)

LIGHTING LAYOUT EXAMPLES



Lighting to be spaced out evenly.

Note: The above lighting schedule is the minimum requirement. The final layout is by owner on site but will not be less than the above schedule.

COMPLY

Comply with the referenced Electricity Regulations, Standards and the New Zealand electrical codes of practice for listed and prescribed work and with the utility network operator's requirements. Apply for the service connection.

QUALIFICATIONS

Carry out work by or under the direct supervision of a holder of a practising certificate under the Electricity Regulations.

CERTIFICATE OF COMPLIANCE

Supply a certificate of compliance to the owner, as required by the Electricity Regulations, and in particular, clauses 16, 34 and 35. Allow the network utility operator to test before the meter installation, listed work inspection, polarity check and livening of supply.

MAINS SUPPLY, SINGLE PHASE

Tough plastic sheathed neutral screened cable to AS/NZS 5000.2 and AS/NZS 3008.1.2, with a minimum rating of 60 amps per phase. Include pilot cable where required by network utility company.

MAIN EARTH

Provide a plastic toby box or UPVC tube to contain and protect the earth pin. Fix the connecting earth wiring securely against wall surfaces. Earth Bar to be bonded to the reinforcing mesh.

RCD protection to AS/NZS 3000

Bond together and to earth all plumbing fittings not adequately isolated, to the Electricity Regulations and to the fitting manufacturer's requirements.

CABLES

Tough plastic sheathed copper conductors to AS/NZS 5000.2, stranded above 1.0 mm², and to AS/NZS 3008.1.2. Minimum sizes. Increase sizes if the method of installation, thermal insulation, cable length or load will reduce the cable rating below that of the connected load, or produce an excessive voltage drop.

Heat resistant cable for final connections to all heated appliances, and high temperature cable in ambient conditions may be above 35°C.

METER BOX

Proprietary manufactured, zinc plated powder coated metal case, weatherproof if mounted outdoors, and complete with meter mounting, main switch and fuse.

DISTRIBUTION BOARD

Proprietary manufactured heavy duty plastic fire resistant enclosed construction, complete with neutral and earth busbars, MCBs, 30 mA RCDs and 60 amp main switch, complete with 20% spare capacity to AS/NZS 3000. All protective devices: 6kA MCBs of the appropriate rating.

MINIATURE CIRCUIT BREAKERS

Miniature moulded case circuit breakers

WALL BOXES

Standard size in plastic, with 2 or more gang size, all screw fixed.

SWITCH UNITS

Sixteen amp minimum rated, 230 volt polycarbonate flush plate units.

Fit all single and double switch units and socket at the following heights (to the centre of the unit) unless shown otherwise on the drawings.

Switch Units: 1000 mm & at least 500mm from corners.

Socket Units: 150 mm above work benches,

Mount switches vertically and socket units horizontally. Label all switch units that control electrical equipment by colour filled engraving on the switch plate.

HOT WATER SYSTEM SWITCH

One way 20 amp switch complete with cable clamp for flexible PVC conduit to element enclosure.

SWITCHED SOCKET UNITS

Ten amp, 230 volt polycarbonate flush plate 3 pin flat NZS combination switch units, single or multi gang.

SMOKE ALARMS

Smoke alarms shall be installed on or near the ceiling in accordance with NZS 4514 and the manufacturer's instructions.

LAUNDRY

No less than 1x 10amp socket outlet to be provided adjacent to space provided for washing machine.

KITCHEN

No less than 1x 10amp socket outlet to be provided in space behind Refrigerator.

Provide 1x fixed outlet to cooking appliance

GARAGE DOOR CONTROLLERS

Provide single switched socket outlet for the door controller to plug into.

LIGHT FITTINGS

All fittings complete with lamps, install light fittings in locations as directed by the owner, and in accordance with the fitting manufacturer's requirements and no less than the lighting schedule.

All downlights to be IC rated LED.

CIRCUIT PROTECTION

Install MCBs to protect each final sub circuit sized for circuit maximum loading.

Domestic

Install RCD protection at the switchboard of final sub circuits controlling socket outlets and lighting except for:

- Fixed cooking equipment, heating, HWC and A/C units

SET-OUT

Unless specifically detailed, confirm on site the exact location, disposition and mounting heights of all outlets, fittings, equipment, penetrations, and use of exposed wiring with the owner. Fix outlet items level, plumb and in line.

CABLING

Install with a maximum of 17 light outlet units or 6 double or single switched socket units on any circuit. Minimum 2 lighting circuits per installation. Separate circuits for all electric heating appliances. All cabling run concealed. No TPS cable laid directly in concrete. Locate holes in timber framing for the passage of cables at the centre line of the timber member. Install cable in conduits where required to pass through concrete or underground.

Complete all labelling in clear machine printed permanent manner. Include label under each controller, switch and circuit breaker on distribution boards. Include a warning notice if light dimmers are used in the installation. List the rating of each circuit.

WALL BOXES

Flush mounted in cavity construction.

EXTRA LOW VOLTAGE LIGHTING

Where remote transformers are used for ELV lamps, connect from transformer to lamp with minimum 2.5 mm² conductor, to ensure voltage drop in transformer and conductor does not exceed 0.8 volts. Connect lamps 50 watt or greater matched to no more than one per transformer, located as close as practicable to the lamp. Ensure transformers and rear of light fittings are adequately ventilated and clear of any thermal insulation.

ELECTRIC HOT WATER SYSTEM

Wire as a separate circuit through a wall-mounted isolating switch, with the cable from switch to element encased in heat resistant conduit, clamp fixed at each end. Hot water cylinders, thermostats and 3000 watt element supplied and fitted under HOT AND COLD WATER SYSTEM.

COMPLETION

Leave work operating correctly, with equipment clean and all lamps operational.

MANAGEMENT OF SITE SAFETY

The main contractor to undertake best practice systems to manage health and site safety.

Building supervisors are all site safe qualified. The contractors are inducted on our Health and Safety policy and also provide the main contractor with documentation on their Health and Safety Management systems and also fill out a health and safety questionnaire.

The main contractor (Noted on specifications cover sheet) undertakes to manage hazards by elimination, isolation or minimisation in that order.

HAZARD PRECAUTION

There is a Hazard Register posted on site at all times and all sub trades and suppliers required to record any potential hazards introduced onto site.

Earthworks and trenching will generally be back filled on same day but if this is not possible, barriers will be erected to minimise hazard.

CLEAR SITE

To ensure site is clear, work areas are to be kept clean and tidy with receptacles provided and areas allocated areas for waste and refuse.

Chemicals and paints will be stored in original containers in a secure and well ventilated place appropriate to the product.

Building materials stored on site will be stacked so they cannot fall or protrude dangerously.

PUBLIC VISIT

Public visiting site are instructed to report to site foreman who will ensure public are provided with a high visibility vest which must be worn on site at all times. Site foreman to ensure public are detoured from hazardous areas.

TEMPORARY FENCING

Fencing to keep out unauthorised personnel. Under NZBC F5 – Construction and Demolition Hazards Clause 1.1.1, a 2.0 metre fence is required for protection of public.

SAFETY NETS

Safety Nets are to be used to avoid the likelihood of tools or materials falling onto places where people might be present. Under NZBC F5 – Construction and Demolition Hazards, Performance Clause F5.3.1.

NON-WORK PERIODS

The main contractor and sub-contractors have responsibility to ensure public is not endangered in any way and site is safe during non-work periods

SIGNAGE

All sites have sign posted at entry stating '*Authorised personnel access only and please report to site foreman*'.

END OF DAY

Tools locked away at end of day.

EROSION AND SEDIMENT CONTROL PLAN

(Please also refer to the Drainage Plan and Rainwater & Drainage Sections of this Specification.)

The main contractor will use the relevant erosion and sediment control measures to meet the requirements for this site.

Provide protection for neighbouring sites from rubbish or sediment contamination.

EROSION CONTROL

Minimum existing vegetation and soil will be removed from the site,

Sediment Control measures will be in place before earthworks begin

Earthworks will keep to a minimum.

Stockpiles will be delivered as late as possible, located within the sediment control zone, and protected from runoff and covered where necessary.

Trenching will where possible be done at one time for all services. Contractors will be requested to set out, dig, and backfill trenches in a such as way as to minimise erosion and runoff.

Hard wastes will be placed in the bins provided by the Company.

Clients will be encouraged to landscape and cover exposed soil on their site as soon as possible.

SEDIMENT AND RUN-OFF CONTROL

Upslope water will be diverted from the site where possible.

Sediment controls will be placed at the bottom of the site to minimise runoff leaving the site. These may involve sediment fencing, supplemented with straw bales on steep areas.

Existing vegetation will be used where possible to minimise runoff

Sump inlets will be protected from sediment runoff.

Storm water down pipes will be connected as soon as practicable to the permanent Storm water system once the roof is laid.

Contractors will be required to comply with these control measures

Wash down and wet trade runoff will be trapped and controlled on site

Sediment control measures will be regularly inspected and maintained.

SITE ACCESS

Stabilised access from the road to the platform will be provided.

A runoff diversion bund will be included in the site access way if required.

Sediment on footpaths and roads will be removed as soon as practicable

BUILDING MAINTENANCE

REGULAR MAINTENANCE

Regular maintenance of a building shall entail:

- a) Washing exterior surfaces to remove dirt and mould at least once in a year,
- b) Inspecting surfaces and junctions at least once in a year, and repairing or replacing items as necessary,
- c) Repairing cracks and surface defects, and recoating as necessary,
- d) Inspecting sealants annually for loss of integrity or adhesion with the joint surfaces and replacing sealants as necessary,
- e) Maintaining paint coatings by recoating at least every 10 years,
- f) Inspecting clear sealers annually and recoating, if necessary, but at least every 5 years, and
- g) Maintaining required clearances (as shown in the details in section 9) between wall claddings and:
 - i) ground surface,
 - ii) paving surface,
 - iii) deck membranes, and
 - iv) roof membranes.

COMMENT

The frequency of regular maintenance depends on the degree of exposure and the robustness of the building facade system including the integrity of any coating. The maintenance interval for concrete or concrete masonry systems can range from three months to one year. Washing by rain removes most accumulated atmospheric contaminants, but sheltered areas, such as walls directly below eaves, are protected from the direct effects of rain and require regular manual washing. Some heavily textured surfaces will not be as effectively washed by rain as smoother surfaces, so they may require more regular manual washing. However, it is important that high pressure water is not directed at sensitive junctions such as joinery, window surrounds and flashings. Great care should be taken to avoid water being driven into joints and potentially dislodging seals. The repair of cracks to concrete and plaster may require specialist advice to ascertain the cause of cracking and the appropriate repair methodology.