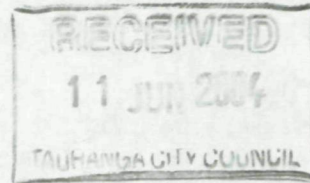




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Attempts have been made to enhance the quality of the images where possible.

STANDARD SPECIFICATIONS



BY LAWS:

All work shall comply with the relevant requirements of the New Zealand Building Act 1991 Handbook and Approved Documents

PRELIMINARIES:

These specifications are to be read in conjunction with the working drawings. Use figured dimensions only. Do not scale from the drawings. If a discrepancy occurs obtain verification from the designer prior to commencement of the work.

Construction is to be carried out in accordance with NZS 3604 1990 Code of Practice for Light Timber Framed Buildings.

All materials specified in this document shall be to the standard as required by its relevant code and to be installed and fixed strictly in accordance with the manufacturers instructions, or Appendix A of NZS 3604 1990

This specification applies to work done and materials supplied by the Contractor. The word "Contractor" shall mean the person or firm engaged under the building contract to carry out the works to completion and the "Contract" includes the supply and delivery of all materials, labour, fittings, tools, plant, etc., necessary for the due and proper completion of the building as shown on the drawings and herein specified in a thorough and workmanlike manner, and in strict accordance with the aforementioned Building Codes and By Laws.

PRECEDENCE OF DOCUMENTS:

Should there be any discrepancy between this specification and any other documents which together with this specification comprise the contract to build, then the following shall be the order of precedence: (1) The Building Agreement; (2) The Detailed Drawings for any portion of the building whether separate or shown on the scale floor plans; (3) This Specification; (4) The scale floor plans.

PERMITS:

The Contractor is to apply for and obtain all necessary permits in compliance with the Building Act 1991 and to pay all fees for same.

PROVIDE AND FIX:

The words "provide" and "fix" shall be construed to mean "provide" and "fix" where mentioned separately unless otherwise specified.

INSURANCE:

The Contractor is to take out insurance against fire for the sum sufficient to cover 100% of the contract sum, the policy to remain in force until the building is taken over by the owner.

WORKMANSHIP:

All workmanship must be careful, thorough and in accordance with the Building Act 1991.

STABILITY:

The Contractor shall carefully brace and support all parts of the work against damage by wind and also protect the works against damage by water.

SURPLUS SOIL:

The building owner will be responsible for the disposal of any surplus soil from excavations of foundations, etc.

RECEIVED
These plans are approved in accordance with
The NZ Building Code
These plans must remain on site.
BAY BUILDING CENTRE

MATERIALS:

Any materials herein specified that are unobtainable at the time they are required may be substituted with other similar materials provided that the substitute materials conform to The Building Act 1991 and the lending institutions' requirements. Where alternative materials are specified the Contractor reserves the right to use any of the alternatives unless it is agreed that no alternative may be used.

PRICE FLUCTUATION:

Should there be either a rise or fall in the price of labour or materials from the date the quotation is submitted until final payment, an adjustment to the Contract Price is to be made accordingly, provided that the Contract Price has been affected by such variation in prices.

CONSTRUCTION MATERIALS

EXCAVATIONS:

Excavate the site to the levels as per the working drawings. Remove all vegetation and topsoil. Stockpile topsoil clear of construction areas at the direction of the owner.

EARTH FILL:

All earth filling to be done in maximum 200 mm layers and to be clean Pumice and to comply with NZS4431 Code of Practice for Earth Fill for Residential Development.

CONCRETE:

To comply with clause B1 & B2 of NZBR 1992.

All footings, concrete floors, decks, and block fill to comply with:

NZS 3104 1983- concrete production high and special grade

NZS3108 1983- concrete production ordinary grade

NZS 3111 1980- Methods of Test for water and aggregate for concrete

NZS3112 1980- Methods of Test for concrete

NZS 3114 1980- Concrete surface finishes

NZS 3122 1974- Portland cement

Concrete strength for floors and footings-minimum 17.5mpa at 28 days.

REINFORCING STEEL:

To be laid and constructed in accordance with the working drawings and in compliance with clause B1 & B2 of NZBR 1992.

Shall be plain round, deformed steel or reinforcing mesh free from loose rust, paint, or oil, complying with:

NZS 3402P 1989 Steel Bars for the Reinforcement of Concrete

NZS 3109 1980 Specifications for Concrete Construction

NZS 3421 1975 Specifications for Hard Drawn Mild Wire for Concrete reinforcement

NZS 3422 1975 Specifications for Welded Fabric of Drawn Steel Wire for Concrete Reinforcement.

All reinforcing shall be accurately placed in position as shown on the plans and firmly fixed with soft black iron wire.

Reinforcing shall be placed no closer than:

interior dry surface - 30mm from surface

sides of foundation - 50mm from surface

bottom of foundations - 75mm from surface

FLOOR VAPOUR BARRIER:

.250mm polythene or similar with a flow resistance of not less than 90 MN s/g laid over compacted pumice or sand fill in 150mm layers. Ensure that all joints and penetrations are taped and sealed to provide a waterproof and vapourproof finish.

DAMP COURSE:

Lay 3 ply heavy duty kraft felt saturated and bitumen coated DPC with a flow resistance of not less than 90 MN s/g under all framing in contact with concrete or within 150mm of the ground.

BLOCKS AND MASONRY PRODUCTS:

To comply with clause B1 & B2 of NZBR 1992

Blocks to be laid by skilled craftsmen level and plumb, using a 1 part fresh portland cement to 4 parts clean sharp sand with clean water and approved 1/4 part plasticiser or hydrated lime.
All blocks to comply with NZS 3102 - Specification for Concrete Masonry Units.

Block wall construction to comply with NZS 4229 1986 - Concrete Masonry Buildings not requiring specific design or to be in accordance with Engineer's design (as shown on the working drawings).

FOUNDATIONS:

To comply with clause B1 of NZBR 1992

All foundations to bear on undisturbed material or firm fill to a minimum depth of 300mm below cleared ground level.

Footing sizes and steel to comply with NZS 4229 or alternative details as provided by the project Engineer.

FRAMING:

All framing timbers are to be boron treated H1.

All exterior framing to be boron treated H3 or H4.

All timbers in contact with the ground (or embedded in the ground) to be H5 treated.



WALL FRAMING:

100 x 50mm B.T.P.G. No 1 studs at 600mm crs.

Ditto nogs at 800mm crs

75 x 50 mm B.T.P.G. No 1 studs at 600mm crs

Ditto nogs at 800mm crs.

WALL BRACING:

Metal angle braces and Braceline Gib Board bracing systems as per Winstone Wall Boards bracing systems;

Ply bracing as per NZ Plywood Manufacturers Association Tables

Bracing types and ratings as per BRANZ Technical recommendations.

LINTELS:

150 - 300 mm x 100 mm H1 P.G. No 1 as per plans and N.Z.S. 3604 1990

Trifold Galvanised Steel cold formed Lintels

Other timber or steel beams as per Engineer's Calculations and details.

EXTRA TOP PLATE:

150 x 40 mm merch. grade B.T.

CEILING STRAPPING:

40 mm merch. grade B.T.

ROOF SPACE BRACING:

100 x 50 mm H1 PG Braces to every 12 sq.m. of roof fixed to 75 x 50 mm brace runners fixed across the top of trusses at no more than 2 meters parallel to exterior walls.

ROOF PLANE BRACING

100 x 25 mm H1 RS Braces fixed from the top plate on a diagonal to the underside of trusses running to the ridge line; alternatively 30 x 1 mm Metal Strap Brace running in both directions (1 Brace to be provided for every 25 sq.m. of roofing).

TRUSSES:

To comply with clause B1 of NZBR 1992

Trusses to be designed to manufacturer's recommendations and to comply with:

NZS 4203 1984 - General Structural design & design loadings for buildings;

NZS 3603 1981 - Timber design.

VALLEY BOARDS:

150 x 25 merch. B.T.R.S.

INTERNAL NON-LOADBEARING PARTITION WALLS:

Trower Partitions as supplied and installed by Trower Industries Ltd., P. O. Box 139 Matamata.

ROOF BATTENS:

50 x 50 mm R.S. to tile manufacturer's requirements.

EXTERIOR LININGS:

ROOFING:

Concrete tile roofing as selected by building owner on 50 x 50 timber battens fixed at centres to suit tile manufacturer's requirements and specifications on breather type building paper and netting.

FASCIA:

225 x 25 mm H3

GUTTER:

Dimond Superflow ZR8 125 Box Gutter fixed to fascia with purpose made pressed galvernised steel brackets fitted with max. falls (min. fall to be 1/600) to 80 mm dia. droppers.

DOWNPIPES:

Marley or similar 80 mm dia. down pipes fixed using purpose made clips, bends, and junctions and glued using MCS Solvent Cement.

BUILDING PAPER:

Breather type building paper complying with N.Z.S. 2295 1969 under exterior wall claddings.

CLADDING:

70 series brick veneer [colour and type as selected by owner] .

SOFFITS:

4.5 mm Hardisoffit System fixed using galv. Hardie clouts and PVC joiners on 100 x 50 mm B.T.P.G. soffit bearers and noggs to suit.

JOINERY

EXTERIOR JOINERY:

To comply with clause B2, F2, & G7 of NZBR 1992.

To be Aluminium powder coated with grooved pine paint quality or rimu jamb liners to sizes as shown on plan and complying with:

NZS 4211 1985 - Performance of windows

NZS 3504 1979 - Specification for Aluminium windows

NZS 4223 and its modifications under section F2 of NZBC

INTERIOR DOORS:

To comply with clause B2 of NZBR 1992.

To be paint quality MDF or as otherwise selected by the owner in paint quality 50 mm Slimline f/j pine or rimu grooved for gib board and hung on 1 1/2 pairs 75 butt hinges.

DOOR HARDWARE:

to be as selected by the owner.

KITCHENS AND INTERNAL JOINERY:

To be custom made to owners requirements

INSULATION:

Ceilings - R 2.4 ceiling batts or equivalent.

Walls - R 1.8 wall batts or equivalent.

INTERIOR FINISHES:

WALLS:

All mains wiring to comply with the voltage drop laws- up to 50 metres run in aluminium or copper cable.

METER AND SWITCH BOARD CABINETS:

Provide and install where indicated on the Plans, hinged, flush recessed type approved switch and meter board cabinets of suitable size and height on the building. Hinge boards and set into walls (recess in wooden walls to be lined with fire resistant material). Each item on the boards shall be clearly marked or labelled. Meter board to be glazed.

INSTALLATION OF T.P.S. CABLES:

Cables shall be placed in protected positions where they are not likely to be damaged by subsequent nailing of linings etc. Cables shall not be directly embedded in concrete or plaster work.

FLUSH PLATES AND BOXES:

Flush boxes shall be adequately backed by a 25 mm dwang and fitted flush with the finished surface of the wall. Flush plates to be of plastics and to match their surroundings. Use multi-gang where switches or sockets are grouped.

SWITCHES AND SOCKETS:

Switches may be either tumbler or rocker type and fixed generally at 1350 mm from the floor. Socket outlets shall 10 amp located 300 mm above floor in all main rooms, and 1050 mm above the floor in the Kitchen and Laundry areas or where directed. All sockets must be provided with switches in a combined flush plate. No circuit-breakers on heat points.

WET AREAS:

All wet areas to be wired in accordance with the Electrical code of practice for wet areas.

RANGE:

Install H.R.C. fuse or circuit breaker to Range.
Fix in position, provide range point with approved isolating switch.

WATER HEATING:

Provide water heating circuit with switchboard.
Provide an approved make of heating element and thermostat for fitting into cylinder by Plumber.

TESTING:

Carry out all testing as required by the Electrical Wiring Regulations and make ready for inspection by the Electrical supply Authority's Inspector.

