

CONSTRUCTION TO COMPLY WITH NCC 2022

NOTE:

PLANS TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AND REPORTS INCLUDING ENGINEERING AND STRUCTURAL PLANS, HYDRAULIC PLANS, MECHANICAL PLANS & LANDSCAPE PLAN IF ANY DISCREPANCIES PLEASE SEEK CLARIFICATION PRIOR TO CONSTRUCTION

General Notes:

ENERGY RATINGS TO BCA REQUIREMENTS.
SHOWER HEADS - 3 STAR WITH FLOW RATE OF LESS THAN 9L/M
TOILETS - 4 STARS
KITCHEN AND WET AREA TAPS - 4 STARS
BUILDER TO PROVIDE ALL LABOUR, MATERIALS, FITTINGS, PLANT, TOOLS, PERMITS, INSURANCES ETC NECESSARY FOR THE PROPER COMPLETION OF THE WORK AND ENSURE THAT ALL LABOUR AND MATERIALS IN ALL TRADES ARE THE BEST OF THEIR RESPECTIVE KINDS. BUILDER IS TO VISIT THE SITE AND INFORM HIMSELF OF SCOPE OF WORK PRIOR TO COMMENCING. FOLLOW FIGURED DIMENSIONS ON THE DRAWINGS. CHECK AND VERIFY DIMENSIONS PRIOR TO STARTING ANY WORK. BUILDING SETBACKS AND DIMENSIONS TO BE VERIFIED BY SURVEYOR PRIOR TO COMMENCING ANY WORK. MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA , THE A.C.T. APPENDIX AND ALL OTHER RELEVANT CODES. BUILDER SHALL BE RESPONSIBLE FOR THE GENERAL WATER TIGHTNESS OF THE ENTIRE WORKS IN ALL TRADES.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE 2022 AND ALL OTHER APPLICABLE RELEVANT CODES AND STANDARDS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

ALL DOOR HARDWARE FORMING A REQUIRED EXIT TO BE COMPLIANT WITH ALL RELEVANT BUILDING CODE OF AUSTRALIA REQUIREMENTS AND MORE SPECIFICALLY BUT NOT LIMITED TO D2.21.
ALL DOORS AND WINDOWS TO BE PROVIDED WITH PROPRIETARY SEALS COMPLIANT WITH THE BUILDING CODE OF AUSTRALIA AND MORE SPECIFICALLY BUT NOT LIMITED TO PART J3.

WATERPROOFING OF WET AREAS:

- BUILDING ELEMENTS IN WET AREAS INCLUDING THE BATHROOM OR SHOWER ROOM, LAUNDRY OR ANY TOILET AREA MUST BE
- (I) BE WATER RESISTANT OR WATERPROOF IN ACCORDANCE WITH BCA, F1.7; AND
 - (II) COMPLY WITH AS 3740
- AS A MINIMUM WATER PROOFING SHALL BE AS FLOWS:

SHOWER AREAS AND AREAS OUTSIDE THE SHOWER:

WATERPROOF ALL WALLS IN SHOWER AREA TO A HEIGHT THE GREATER OF--

- (I) NOT LESS THAN 150 MM ABOVE FLOOR SUBSTRATE;
 - (II) OR (II) NOT LESS THAN 25 MM ABOVE MAXIMUM RETAINED WATER LEVEL; AND
- WATER RESISTANT WALLS IN SHOWER AREA TO NOT LESS THAN 1800 mm ABOVE FINISHED FLOOR LEVEL FLOORS TO BE WATER PROOF WATERPROOF WALL JUNCTIONS WITHIN SHOWER AREA. WATERPROOF WALL / FLOOR JUNCTIONS WITHIN SHOWER AREA. WATERPROOF PENETRATIONS IN SHOWER AREA.

VESSELS OR AREAS WHERE FIXTURES ARE INSTALLED WALLS ADJOINING OTHER VESSEL (E.G. SINK, BASIN OR LAUNDRY TUB) WATER RESISTANT TO A HEIGHT OF NOT LESS THAN 150 MM ABOVE THE VESSEL, FOR THE EXTENT OF THE VESSEL, WHERE THE VESSEL IS WITHIN 75 MM OF A WALL. FLOORS TO ALL WET AREA TO BE WATER PROOF

LAUNDRIES AND WCS

WATER RESISTANT FLOOR OF THE ROOM.
WATERPROOF WALL / FLOOR JUNCTIONS
WATERPROOF PENETRATIONS WHERE THEY OCCUR IN SURFACES REQUIRED TO BE WATERPROOF.

WC COMPARTMENT

FIT FRAME TYPE SO THAT DOOR IS READILY REMOVABLE FROM OUTSIDE OF WC COMPARTMENT OR DOOR TO SWING OUT OF COMPARTMENT IF NOT ACHIEVING 1200 FROM PAN TO NEAREST PART OF DOORWAY.

DRAINAGE

SURFACE WATER DRAINAGE WILL COMPLY WITH ABCB HOUSING PROVISIONS PART 3.3

CONDENSATION MANAGEMENT

CONDENSATION MANAGEMENT WILL BE COMPLIANT WITH 3.8.7 OF THE NATIONAL CONSTRUCTION CODE

WATER

HOT WATER SUPPLY SYSTEM TO COMPLY WITH CLAUSE 3.12.5.5.6 OF THE NCC.

WALL JUNCTIONS/ JOINTS AND PENETRATIONS

WATER RESISTANT JUNCTIONS WITHIN 150 MM ABOVE A VESSEL FOR THE EXTENT OF THE VESSEL. WATER RESISTANT WALL / FLOOR JUNCTIONS FOR THE EXTENT OF THE VESSEL. WATERPROOF TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN HORIZONTAL SURFACES. WATERPROOF TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN SURFACES REQUIRED TO BE WATERPROOF OR WATER RESISTANT. 1.10

TERMITE BARRIER

TERMITE BARRIER TO COMPLY WITH ABCB HOUSING PROVISIONS PART 3.4

WEATHERPROOFING

THE BUILDING SHALL BE INSTALLED WITH A WALL AND ROOFING SYSTEM, INCLUDING ALL CLADDING, WINDOWS, GLAZING AND THE LIKE THAT IS INSTALLED TO MEET THE REQUIREMENTS OF, BUT NOT LIMITED TO, PART FP1.4 WEATHERPROOFING, PART F1 OF THE NCC.

THE SYSTEM SELECTED FOR THE EXTERNAL WALLS, WINDOWS, ROOF AND THE LIKE, INCLUDING ALL OPENINGS, DOORS, PENETRATIONS AND THE LIKE, TO BE AN INDUSTRY APPROVED PROPRIETARY SYSTEM AND INSTALLED IN ACCORDANCE WITH ALL THE REQUIREMENTS OF THE NCC, MANUFACTURES SPECIFICATIONS AND RECOMMENDATIONS AS REQUIRED TO PREVENT THE PENETRATION OF WATER EITHER DIRECTLY OR DUE TO DAMPNESS OR MOISTURE.

THE BUILDING TO BE PROVIDED WITH ALL FLASHINGS, CAULKING, SEALANTS, DAMP PROOF COURSES, MOISTURE BARRIERS AND THE LIKE AS REQUIRED BY THE BCA AND NECESSITATED TO MAINTAIN WEATHERPROOFING FOR THE ENTIRETY OF THE LIFE OF THE BUILDING.

BUILDING SERVICES

ALL BUILDING SERVICES AND EQUIPMENT SYSTEMS TO RELEVANT CONSULTANT SPECIFICATION.

WINDOWS

PROTECTION OF OPENABLE WINDOWS TO COMPLY WITH ABCB HOUSING PROVISIONS PART 11.3.7. & 11.3.8
TO COMPLY WITH AS1288-2021/AS2047-2014/ GRADE A SAFETY GLASS

STAIRS

-STAIRS TO BE COMPLIANT WITH ABCB HOUSING PROVISIONS PART 11.2
-HANDRAIL CONSTRUCTION TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 11.3.5

STAIRWAY TREADS AND LANDINGS TO HAVE A:

-CONTRASTING NOSING AS PER BCA.
-SURFACE WITH A SLIP-RESISTANCE CLASSIFICATION NOT LESS THAN THAT LISTED IN TABLE 1, WHEN TESTED I ACCORDANCE WITH AS 4586: OR
-NOSING STRIP WITH A SLIP RESISTANCE CLASSIFICATION NOT LESS THAN THAT LISTED IN TABLE 1, WHEN TESTED IN ACCORDANCE WITH AS 4586.
-STRIP AT THE EDGE OF THE LANDING WITH A SLIP- RESISTANCE CLASSIFICATION NOT LESS THAN THAT LISTED IN TABLE 1, WHEN TESTED IN ACCORDANCE WITH AS 4586 AND WHERE THE EDGE LEADS TO A FIGHT BELOW.
-WHERE APPLICABLE STAIRS, TACTILES AND THE LIKE TO COMPLY WITH 1428.1

APPLICATION	SURFACE CONDITION	
	DRY	WET
RAMP STEEPER THAN 1:14	P4 or R11	P5 or R12
RAMP STEEPER THAN 1:20 BUT NOT STEEPER THAN 1:14	P3 or R10	P4 or R11
TREAD OR LANDING SURFACE	P3 or R10	P4 or R11
NOSING OR LANDING EDGE STRIP	P3	P4

Revision	Notes

DRAWING TITLE SPECIFICATION NOTES		Drawing No.		A301
		Scale	Date	
		1:100	November 2023	
		Drawn	Plot Date	
		JM	November 2023	

CLIENT	The Beltrami Residence
PROJECT	Proposed New Residence
	Block 20 Section 49 Taylor