



43 Opawa Rd, Waltham, Christchurch 8028  
Notwithstanding any drawings or specifications accepted herein, all building work must comply with the New Zealand Building Code.

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## Site Information

Lot 5 DP 9601	
43 Opawa Rd, Waltham,	
Site Area	744.00m <sup>2</sup>
<b>HOUSE</b>	
Existing House Area Unchanged	110.00m <sup>2</sup>
Existing Garage Unchanged	36.00m <sup>2</sup>
Existing Sleepout Unchanged	20.00m <sup>2</sup>
	<b>166.00m<sup>2</sup></b>
% Cover Unchanged	<b>22.3%</b>

## Site Data

Soil Type	Not Req'd
Exposure / Corrosion Zone	Zone C
Climate Zone	3
Wind Region	A
Wind Zone	Low
Earthquake Zone	Zone 2
Building Category	2
Floor Live Loads	A1 (1.5 / 2.0 kPA)
Overall Building Height	5
Snow Zone	N4
Altitude	20m
Water Supply	Mains
Sewer	Mains Sewer
Stormwater	Stormwater Lateral

## Sediment Control Notes

All erosion and sediment control structures to be inspected each working day and maintained in good working order.

Establish a client approved area designated for sediment & earthworks storage. All ground cover and vegetation outside the immediate building area to be preserved during the building phase.

All erosion and sediment control measures to be installed prior to commencement of major earthworks.

Stockpiles of clayey material to be covered with impervious sheet.

A sediment control fence is required on site to contain any sediment run-off on site.

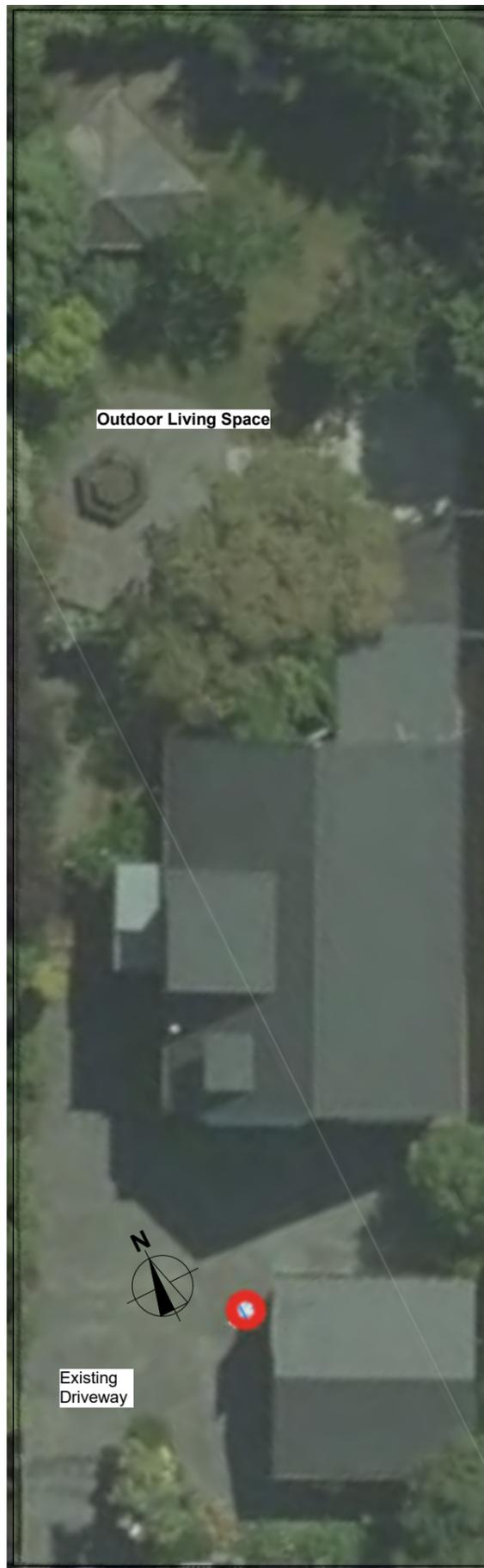
Roof water downpipes to be connected to the permanent underground stormwater drainage system as soon as practical after the roof is laid.

Make good sediment control zone after construction.

## Fixture Unit Calculations

As per table 2 NZBC G13 AS/1

Fixtures	Unit Value	Quantity	Total Units
Vanity	FU:1	2	FU:2
Bath	FU:4	1	FU:4
Shower	FU:2	2	FU:4
Tub	FU:5	1	FU:5
Sink	FU:3	1	FU:3
W.C.	FU:4	2	FU:8
Washing Machine	FU:5	1	FU:5
Dishwasher	FU:3	1	FU:3
Bidet	FU:1	0	FU:0
<b>Total Fixture Units</b>			<b>34</b>



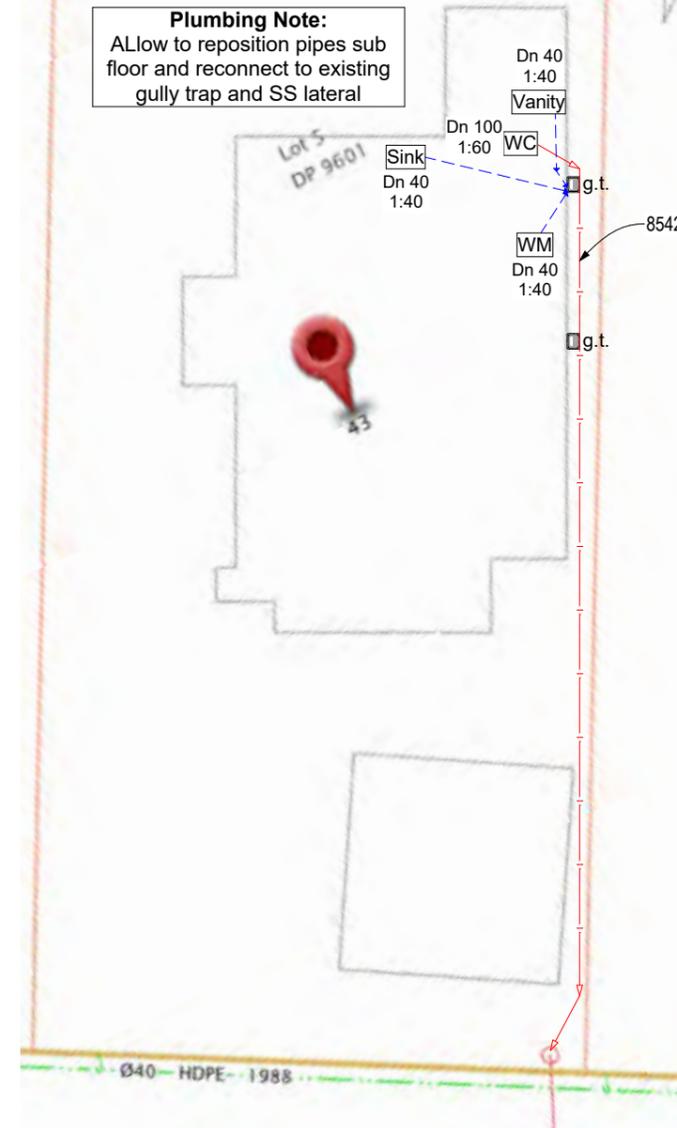
Site Plan  
1:200

## Plumbing & Drainage

All plumbing & drainage to comply with NZBC G13

	Vanity	dn 32 at 1:40
	Bath	dn 40 at 1:40
	Shower	dn 40 at 1:40
	Sink	dn 40 at 1:40
	W.C.	dn 100 at 1:60
	Dishwasher	dn 40 at 1:40

**NOTE:** All invert levels & relative connections shall be checked & verified on site before commencing any drainage work.



Plumbing & Drainage Plan  
1:200

RevID	ChID	Change Name	Date
01			02/01/2020
02			24/01/2020

## Notes

### 8 External

**8542 Mains SS - laterals G12**  
Existing SS sewer pipe connected to street laterals at boundary with min 1:80 fall. Allow to reconnect existing fixtures and ensure pipe is fit for purpose.



Location Map

## WALKER R + J

43 Opawa Rd Waltham Christchurch  
8028

LOT: 5 DP: 9601 ABA: #BC RC: #RC

## Site

DESIGN: G.D. Tune

DRAWN: D01

REF.: GTA1915

REV.: 02

PHASE: A

ISSUE DETAILS

02 Consent

DATE

24/01/2020

SHEET SIZE

A3

# A0.01

geoff tune architecture ltd

G.D. Tune NDAT ADNZ PROF

15 Colesbury Street Harewood  
Christchurch 8053 • 03 260 0066  
geoff@gtarc.co.nz • www.gtarc.co.nz



RevID	ChID	Change Name	Date
01			02/01/2020
02			24/01/2020

## Notes

### 2 Site

- 2112b WC Alteration**  
Re-position existing WC to the opposite side of shower room and reconnect to existing sub floor laterals.
- 2112c Sink drain alteration**  
Allow to reposition sub floor drainage to new Island sink location.
- 2112h Ceiling alteration**  
Allow to continue framework to mid-floor and make good all surfaces, plaster and paint. Provide bulkhead as required to house vent duct to exterior soffit.
- 2112i Fill in doorway**  
Allow to fill in existing doorway with SG8 framing

### 3 Structure

- 3821d Wall int 90x45 - 600 crs**  
Interior 90x45mm SG8 H1.2 studs 600mm crs dwangs 800mm crs

### 4 Enclosure

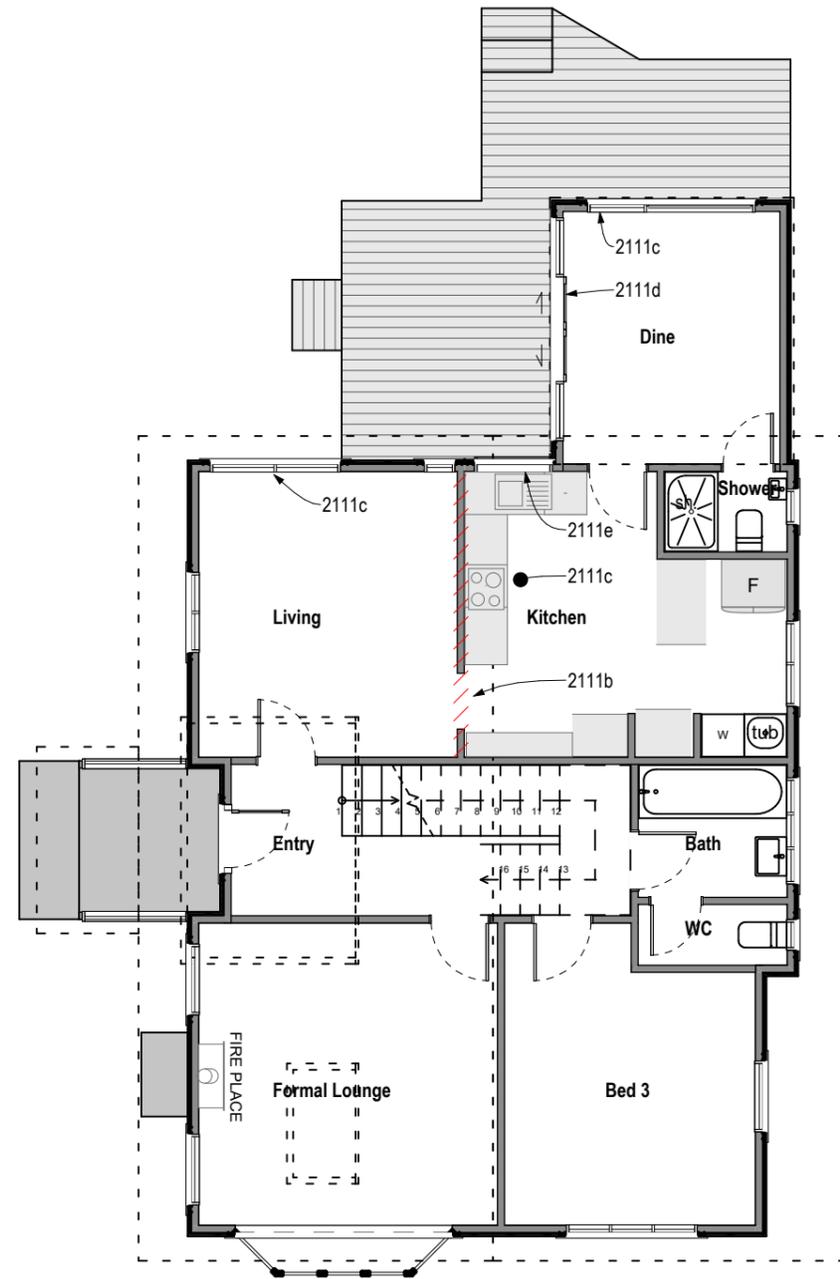
- 4511 Door - Timber**  
Provide new solid core CS slider with timber clashed perimeter and 6mm veneer both sides, paint finish with seals 3 sides & drop down seal bottom.
- 4711a Insulation - Wall**  
R2.8 Pink Batts® to walls.

### 5 Interior

- 5113 Gib - standard 10mm**  
10mm Gib® Standard plasterboard fixed with approved fixings and to Manufacturer's specifications.

### 7 Services

- 7615 Vent**  
Manrose XF150S mechanical extract ventilation with 120mm dia duct to exterior auto switched with light and 2min run-off
- 7616 Vent**  
Extract ventilation with 120mm dia duct to



Level 1 Floor Plan  
1:100

#### L1 Floor Plan - Existing

DESIGN: G.D.Tune  
DRAWN: D01  
REF.: GTA1915  
REV.: 02  
PHASE: A  
ISSUE 02  
DETAILS Consent

# A1.01

DATE 24/01/2020  
SHEET SIZE A3

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# Notes

## 2 Site

- 2112b WC Alteration**  
Re-position existing WC to the opposite side of shower room and reconnect to existing sub floor laterals.
- 2112c Sink drain alteration**  
Allow to reposition sub floor drainage to new Island sink location.
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Allow to continue framework to mid-floor and make good all surfaces, plaster and paint. Provide bulkhead as required to house vent duct to exterior soffit.
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Allow to fill in existing doorway with SG8 framing

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Interior 90x45mm SG8 H1.2 studs 600mm crs dwangs 800mm crs

## 4 Enclosure

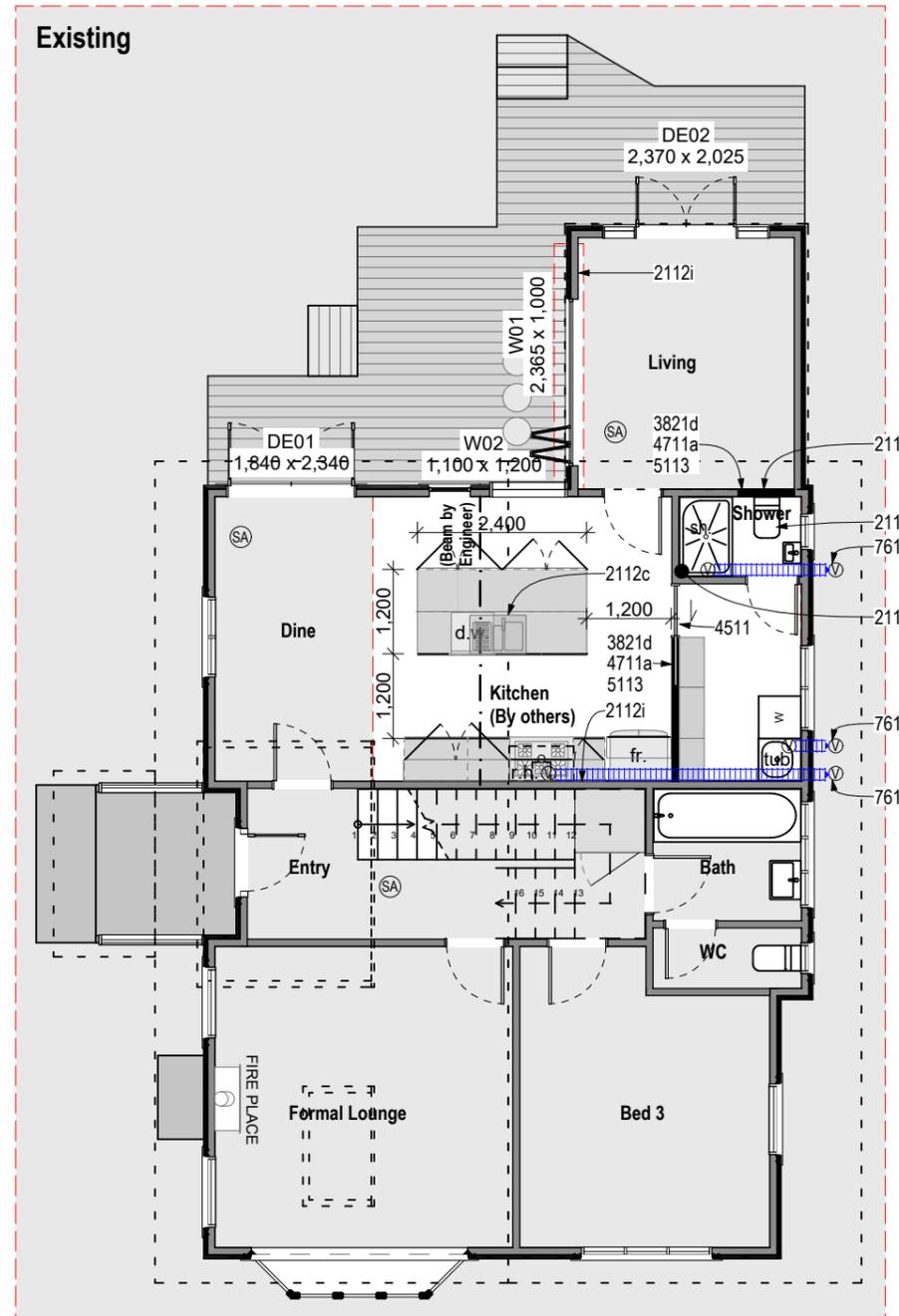
- 4511 Door - Timber**  
Provide new solid core CS slider with timber clashed perimeter and 6mm veneer both sides, paint finish with seals 3 sides & drop down seal bottom.
- 4711a Insulation - Wall**  
R2.8 Pink Batts® to walls.

## 5 Interior

- 5113 Gib - standard 10mm**  
10mm Gib® Standard plasterboard fixed with approved fixings and to Manufacturer's specifications.

## 7 Services

- 7615 Vent**  
Manrose XF150S mechanical extract ventilation with 120mm dia duct to exterior auto switched with light and 2min run-off
- 7616 Vent**  
Extract ventilation with 120mm dia duct to exterior soffit through newly formed bulk head.
- 7617 Vent - dryer**  
Dryer mechanically vented to exterior soffit



**INSPECTION NOTE:**  
The following Site inspections and Construction Monitoring shall be conducted:

- 1) Pre-line for internal partitions (including plumbing): by Dev Structural Ltd
- 2) Final: by Dev Structural Ltd

The following licenced building practitioners shall carry out all restricted building work:  
Builder- James Cunningham BP104950  
jdc.cunningham@gmail.com 0274787497

Plumber + Drainlayer - Alan Thomas 04819 0274383622

The following producers statements shall be issued on completion of work.  
PS3 - Electrical Safety Certificate - covering electrical installation  
PS3 - Drainage  
PS3 - Plumbing  
PS3 - Building  
PS4 - Structure by Engineer

On going maintenance checks must be adhered to as called for in the producer statements

RevID	ChID	Change Name	Date
01			02/01/2020
02			24/01/2020

## General Note - Existing

Internal wall between Kitchen & Living to be removed and loads supported by engineer specified beam.

Existing Kitchen to be removed and replaced with new joinery.

New Internal partition added to screen the laundry area.

Existing shower room layout switched so that entry is from laundry side. W.C. positioned on opposite side.

Existing laundry to have new joinery.

Allow to check electrical services for compliance with existing code requirement and update where necessary. Current switch box is located on passage wall outside lounge.

**G3 NOTE:** All kitchen, bathroom and ensuite materials and surface finishes shall comply with NZBC G3 - impervious wall & surfaces.

**G8 NOTE:** Artificial lighting shall comply with G8/AS1 and provide adequate lighting to enable safe movement in the absence of natural light. All recessed downlights must be CA rated as a minimum, but IC or IC-F rated units are preferred. Smoke alarms are shown on the floor plan.

## Wall Key

- Timber weatherboard/exterior framing
- Timber weatherboard/new exterior framing
- Interior 90
- Interior new framing

Level 1 Floor Plan  
1:100

# WALKER R + J

43 Opawa Rd Waltham Christchurch 8028

LOT: 5 DP: 9601 ABA: #BC RC: #RC

## L1 Floor Plan - New

DESIGN: G.D.Tune  
DRAWN: D01  
REF.: GTA1915  
REV.: 02  
PHASE: A

# A1.02

ISSUE DETAILS DATE SHEET SIZE  
02 Consent 24/01/2020 A3

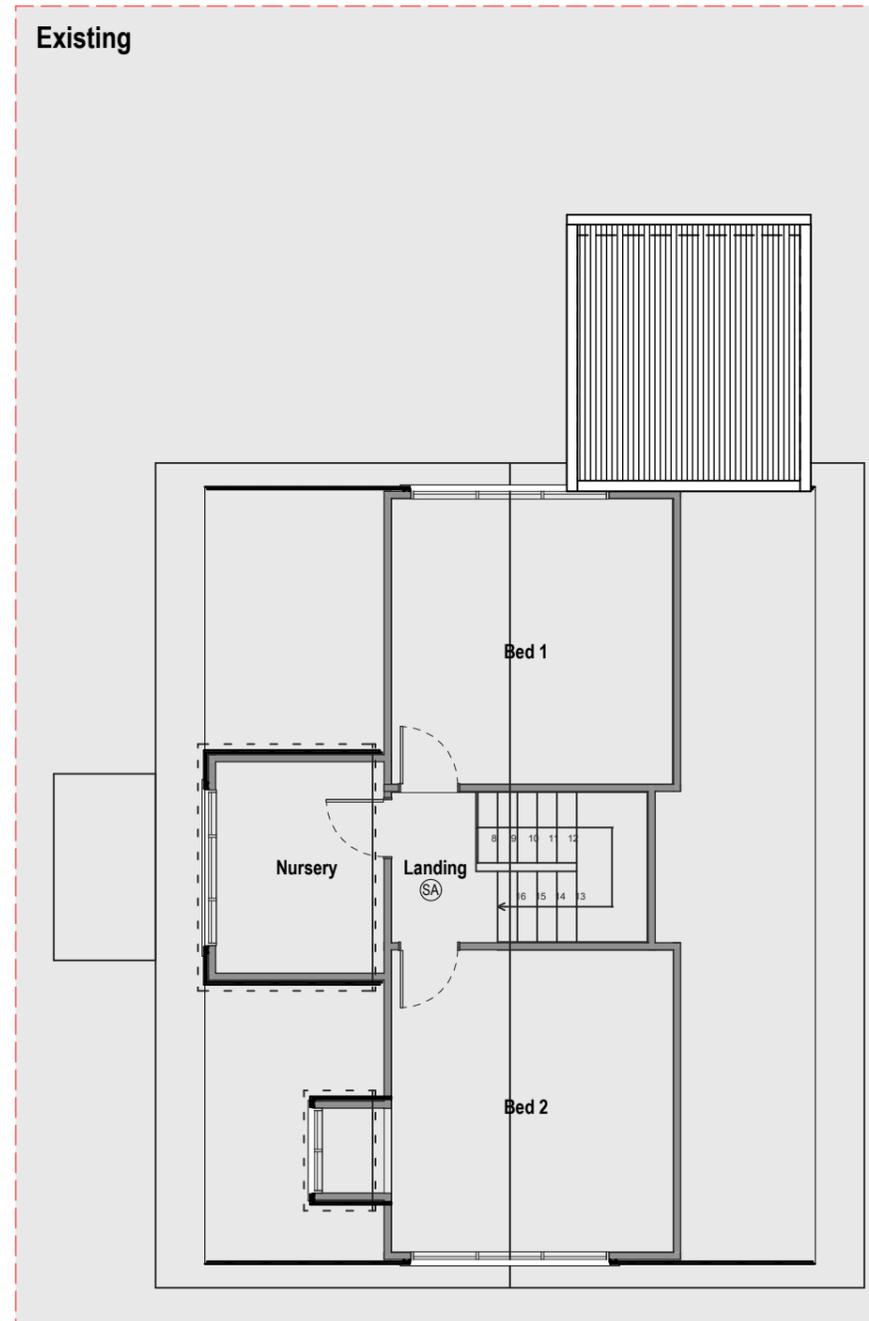
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RevID	ChID	Change Name	Date
02			24/01/2020



Level 2 Floor Plan  
1:100

**WALKER R + J**  
 43 Opawa Rd Waltham Christchurch  
 8028  
 LOT: 5 DP: 9601 ABA: #BC RC: #RC

L2 Floor Plan - New 2

DESIGN: G.D.Tune  
 DRAWN: D01  
 REF.: GTA1915  
 REV.: 02  
 PHASE: A  
 ISSUE DETAILS DATE SHEET SIZE  
 02 Consent 24/01/2020 A3

**A1.03**

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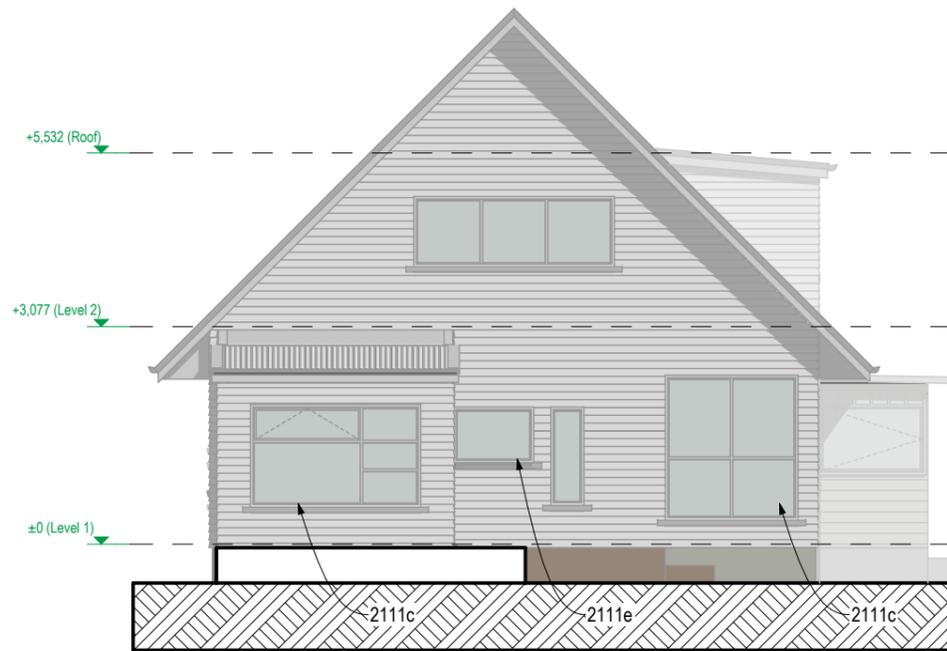


RevID	ChID	Change Name	Date
01			02/01/2020
02			24/01/2020

## Notes

### 4 Enclosure

**4521a Window/Door - Aluminium**  
Powder coated aluminium exterior window and door joinery with double glazing, unless otherwise stated on drawings.



North Elevation  
1:100



West Elevation  
1:100

**WALKER R + J**

43 Opawa Rd Waltham Christchurch  
8028

LOT: 5 DP: 9601 ABA: #BC RC: #RC

Elevations - Existing

DESIGN: G.D.Tune

DRAWN: D01

REF.: GTA1915

REV.: 02

PHASE: A

ISSUE DETAILS  
02 Consent

DATE SHEET SIZE  
24/01/2020 A3

**A2.01**

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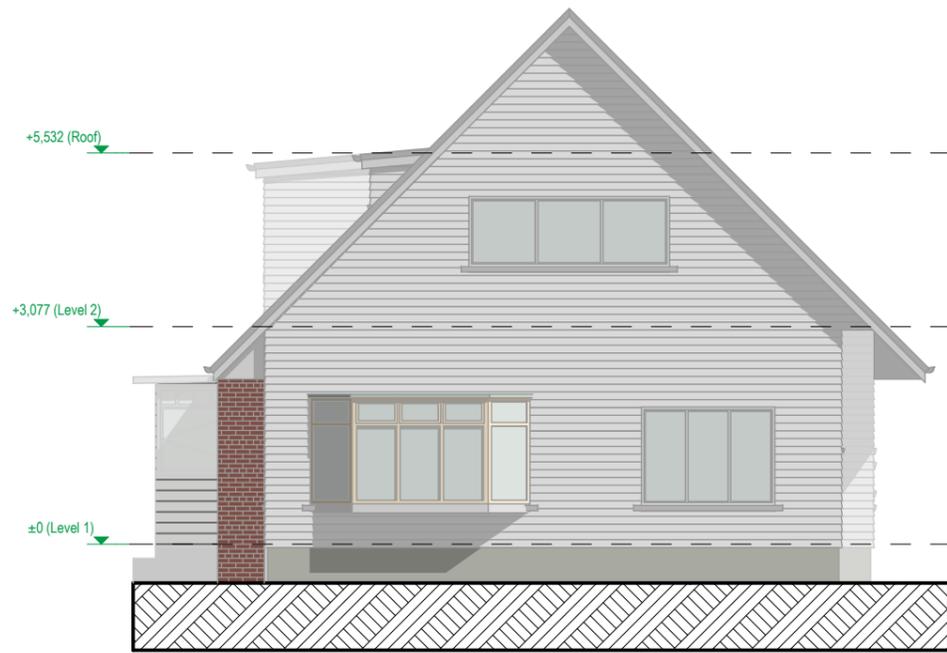


RevID	ChID	Change Name	Date
01			02/01/2020
02			24/01/2020

## Notes

### 4 Enclosure

**4521a Window/Door - Aluminium**  
 Powder coated aluminium exterior window and door joinery with double glazing, unless otherwise stated on drawings.



South Elevation  
 1:100



West Elevation  
 1:100

**WALKER R + J**

43 Opawa Rd Waltham Christchurch  
 8028

LOT: 5 DP: 9601 ABA: #BC RC: #RC

Elevations - Existing

DESIGN: G.D.Tune

DRAWN: D01

REF.: GTA1915

REV.: 02

PHASE: A

ISSUE DETAILS  
 02 Consent

DATE SHEET SIZE  
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**A2.02**

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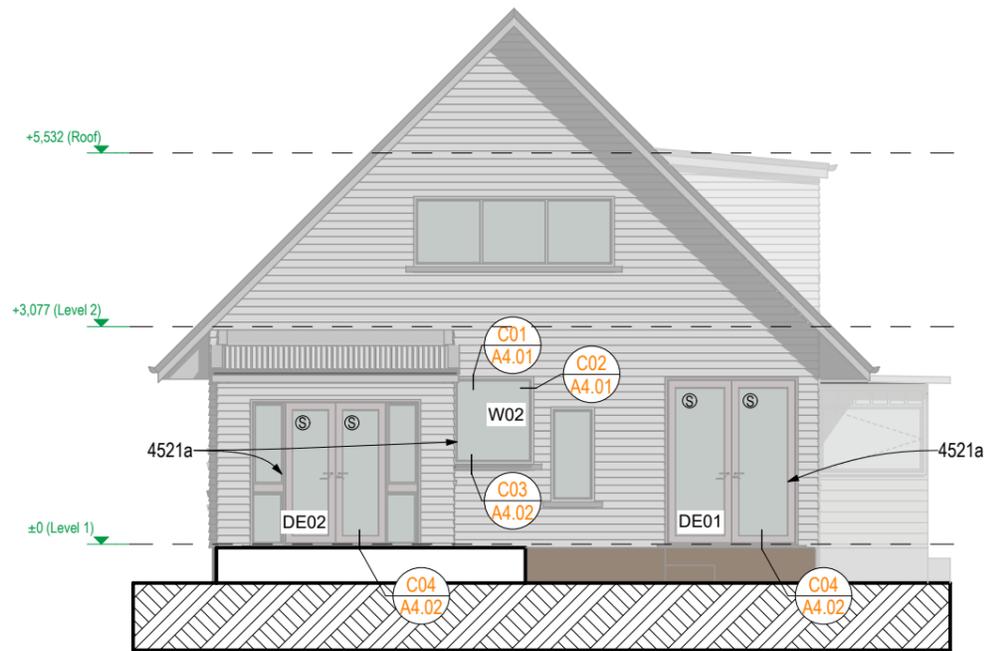


RevID	ChID	Change Name	Date
01			02/01/2020
02			24/01/2020

## Notes

### 4 Enclosure

**4521a Window/Door - Aluminium**  
Powder coated aluminium exterior window and door joinery with double glazing, unless otherwise stated on drawings.



North Elevation

1:100

**NOTE:**  
No external changes other than to replace existing joinery with new double glazed aluminium units as specified.  
H1 Thermal performance improved by upgrade to double glazing elements.  
FFL to FGL unchanged



West Elevation

1:100

## WALKER R + J

43 Opawa Rd Waltham Christchurch 8028

LOT: 5 DP: 9601 ABA: #BC RC: #RC

### Elevations - New

DESIGN: G.D.Tune

DRAWN: D01

REF.: GTA1915

REV.: 02

PHASE: A

ISSUE DETAILS  
02 Consent

DATE SHEET SIZE  
24/01/2020 A3

# A2.03

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## Glazing Key

- Ⓢ Safety glass - refer to elevations
- Ⓡ Restrictor stays - refer to elevations

All glazing shall comply with NZS 4223:3:1992, human impact safety requirements.

All joinery shall be Residential Thermally broken suite.

Double glazing units to be Low E Plus.

In general all glazing up to 500mm above floor level and over 500mm wide shall be Grade A safety glass.

All glazing to wet areas shall be Grade A safety glass.

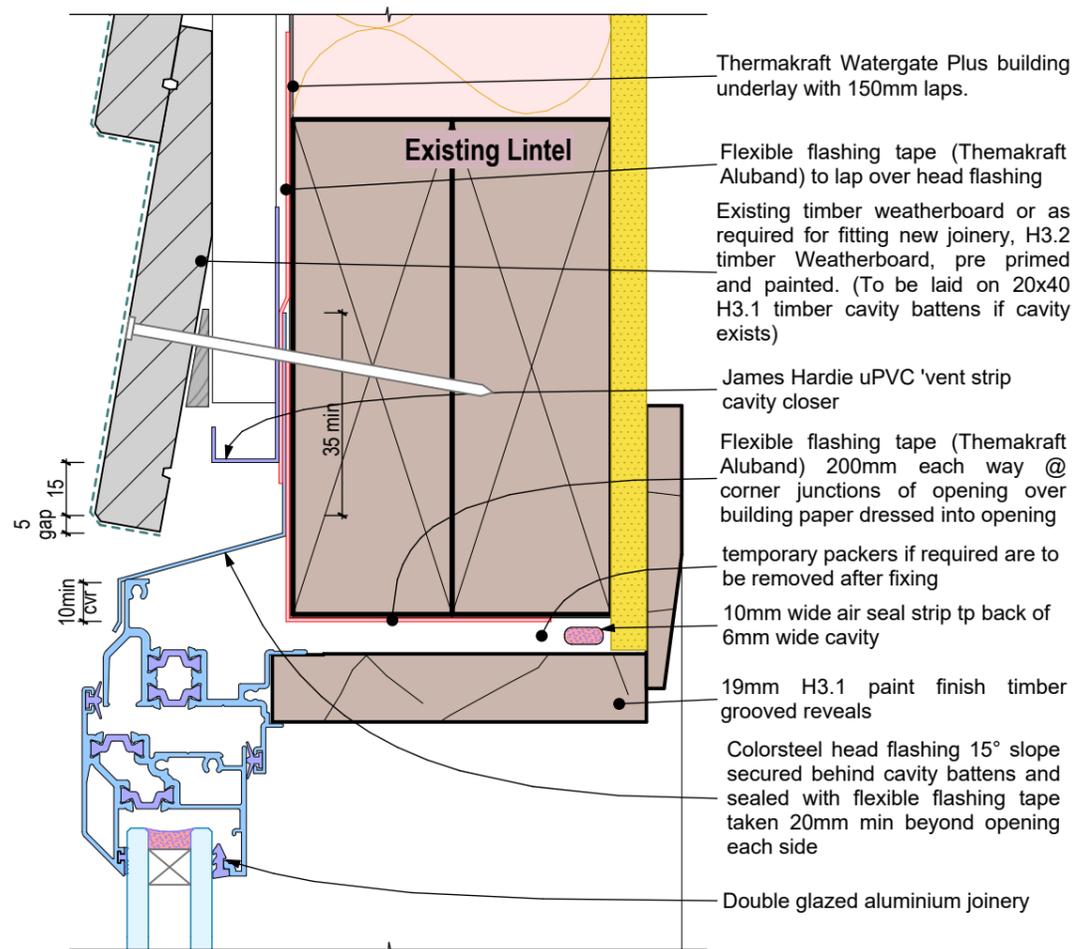
All sash openings below 1000mm AFL where exterior fall is greater than 1000mm are to have restrictor stays to 100mm max opening.

All aluminium window & doors shall be supported at the sill with continuous length WANZ bars unless detailed loading over frame.

Elevations are drawn from the exterior looking in. Please refer to the floor plan for confirmation.

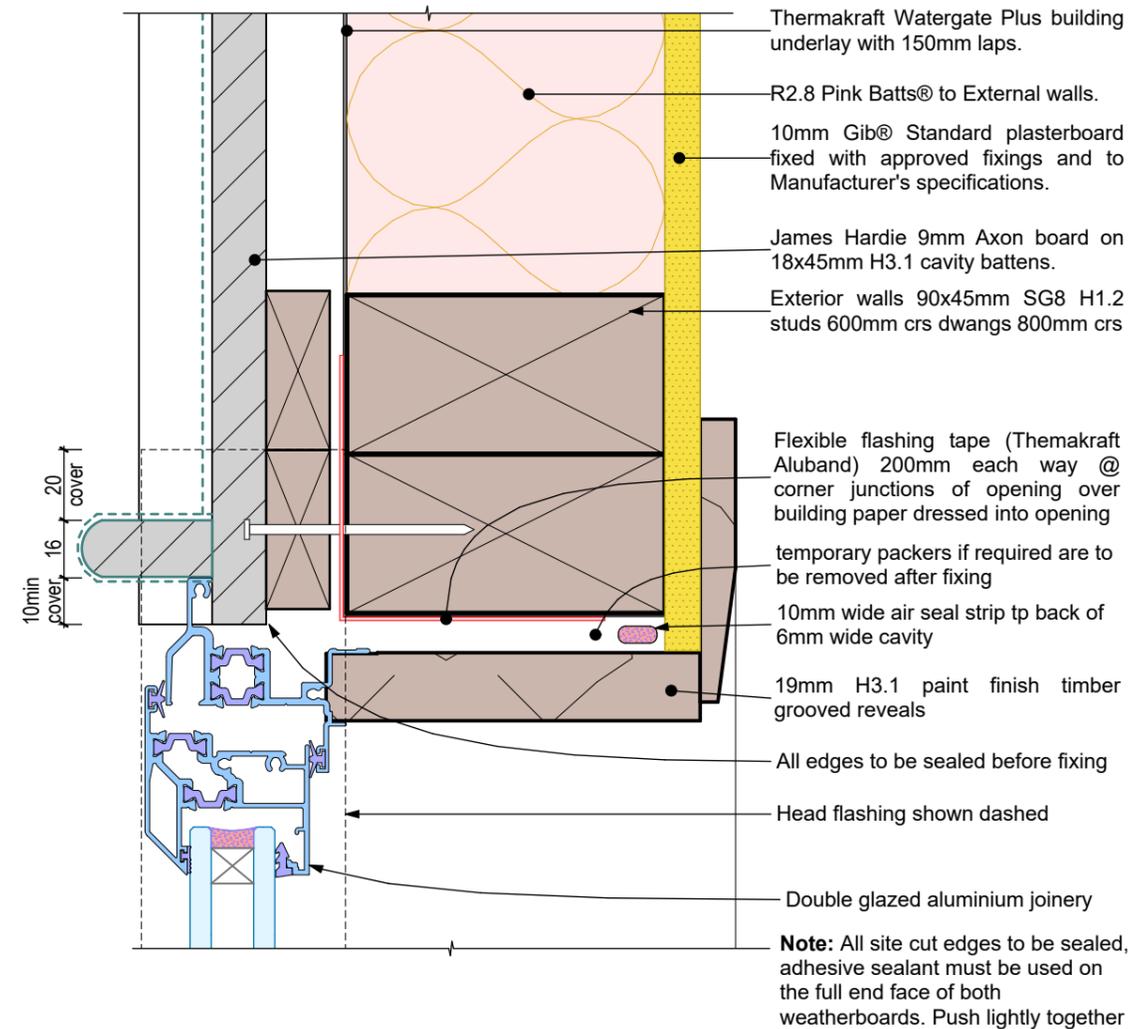
All aluminium joinery hardware to be Standard

Consult with home owner on floor mounted door stop requirements.



C01 Window head  
1:2

01



C02 Window jamb  
1:2

02

# WALKER R + J

43 Opawa Rd Waltham Christchurch 8028

LOT: 5 DP: 9601 ABA: #BC RC: #RC

## Section Details

DESIGN: G.D.Tune

DRAWN: D01

REF.: GTA1915

REV.: 02

PHASE: A

ISSUE DETAILS  
02 Consent

DATE SHEET SIZE  
24/01/2020 A3

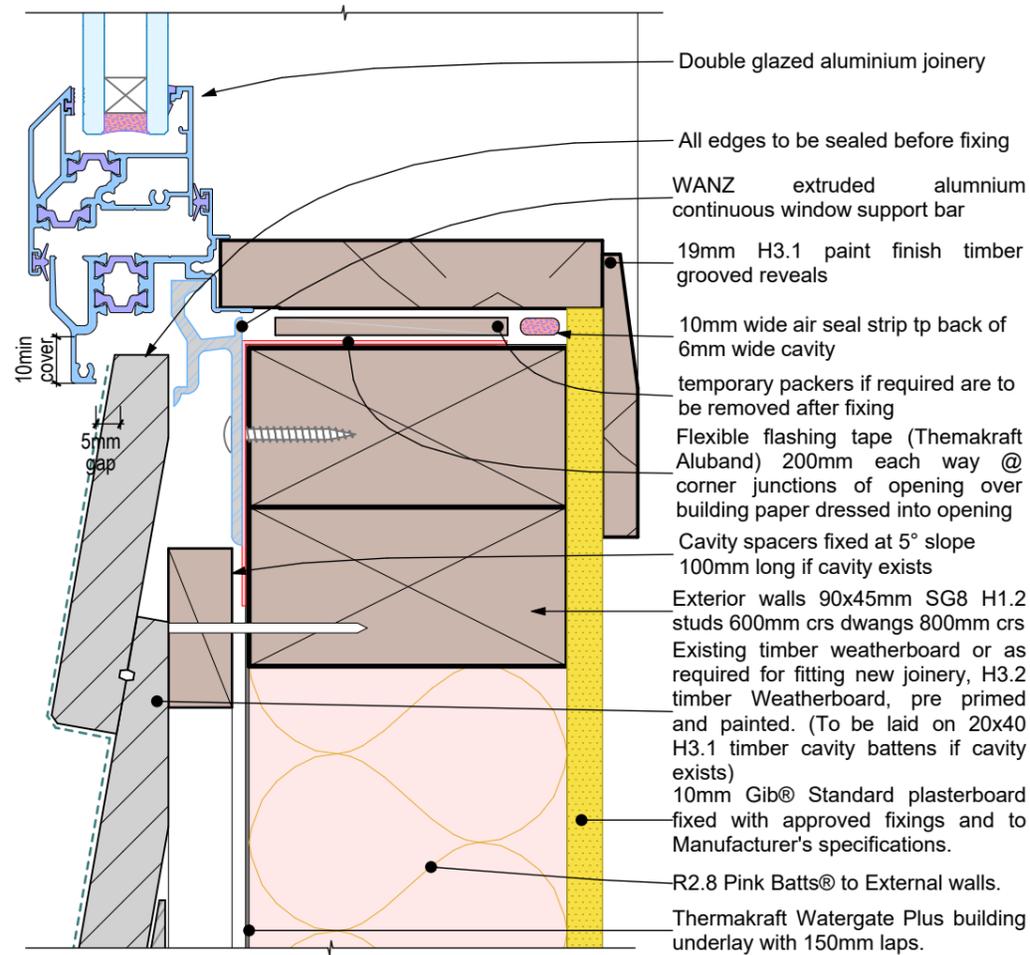
# A4.01

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C03 Window sill  
1:2

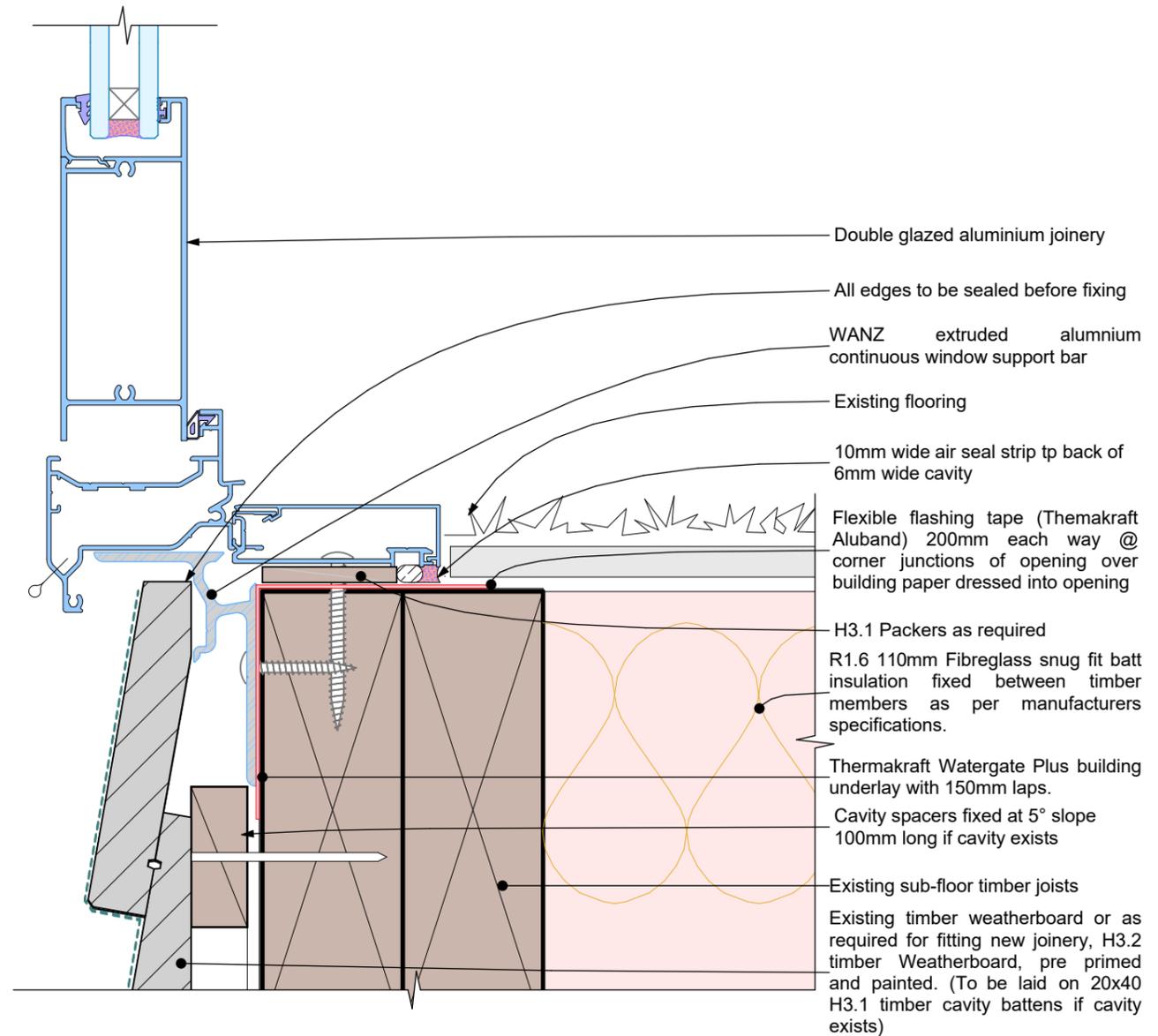
01

### Glazing Key

(S) Safety glass - refer to elevations  
 (R) Restrictor stays - refer to elevations  
 All glazing shall comply with NZS 4223:3:1992, human impact safety requirements.  
 All joinery shall be Residential Thermally broken suite.  
 Double glazing units to be Low E Plus.  
 In general all glazing up to 500mm above floor level and over 500mm wide shall be Grade A safety glass.  
 All glazing to wet areas shall be Grade A safety glass.  
 All sash openings below 1000mm AFL where exterior fall is greater than 1000mm are to have restrictor stays to 100mm max opening.  
 All aluminium window & doors shall be supported at the sill with continuous length Wanz bars unless detailed loading over frame.  
 Elevations are drawn from the exterior looking in. Please refer to the floor plan for confirmation.  
 All aluminium joinery hardware to be Standard  
 Consult with home owner on floor mounted door stop requirements.

C04 Door sill  
1:2

02



## WALKER R + J

43 Opawa Rd Waltham Christchurch  
8028

LOT: 5 DP: 9601 ABA: #BC RC: #RC

### Section Details

DESIGN: G.D.Tune  
 DRAWN: D01  
 REF.: GTA1915  
 REV.: 02  
 PHASE: A  
 ISSUE DETAILS  
 02 Consent

# A4.02

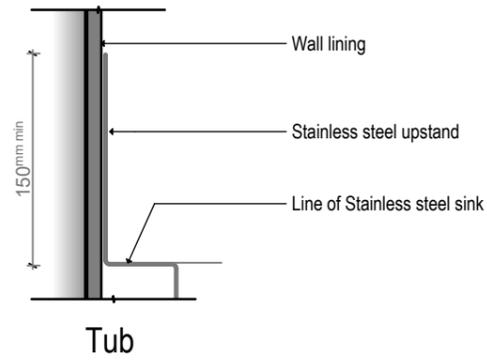
DATE SHEET SIZE  
24/01/2020 A3

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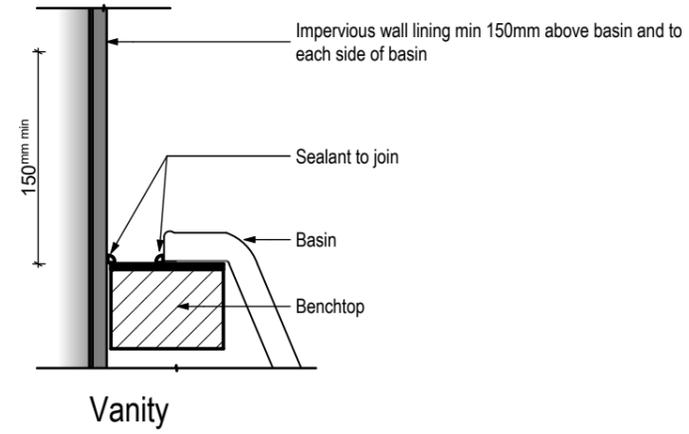
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M01 Wet area junctions  
1:5

1



# WALKER R + J

43 Opawa Rd Waltham Christchurch  
8028

LOT: 5 DP: 9601 ABA: #BC RC: #RC

## Misceallaneous Details

DESIGN: G.D.Tune

DRAWN: D01

REF.: GTA1915

REV.: 02

PHASE: A

ISSUE DETAILS  
02 Consent

DATE SHEET SIZE  
24/01/2020 A3

# A4.03

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24 January 2020

Christchurch City Council

**RE: Confirmation of Construction Monitoring Engagement**

This letter is to confirm that Dev Structural Ltd has been engaged to perform Construction Monitoring Services for the alteration works at 43 Opawa Rd, Christchurch, as shown in the structural drawings by Dev Structural Ltd dated 24 January 2020.

If you have any questions, please do not hesitate to contact the undersigned.

A handwritten signature in black ink, appearing to read 'Huan Nguyen', with a long horizontal flourish underneath.

**Huan Nguyen** CMEngNZ, CPEng

Director, Senior Structural Engineer

# Form 2A

## Memorandum from licensed building practitioner: Certificate of design work Section 30C or 45, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING	
Street address:	43 Opawa Rd
Suburb:	Opawa
Town/City:	Christchurch
Postcode:	8023

THE OWNER(S)	
Name(s):	Mr Rob Walker and Ms Jordan Walker
Mailing address:	43 Opawa Rd
Suburb:	Opawa
PO Box/Private Bag:	
Town/City:	Christchurch
Postcode:	8023
Phone number:	021 254 6267
Email address:	r.walker@doctors.org.uk

## BASIS FOR PROVIDING THIS MEMORANDUM

I am providing this memorandum in my role as the: Please tick the option that applies

- sole** designer of all of the RBW design outlined in this memorandum – I carried out all of the RBW design work myself – no other person will be providing any additional memoranda for the project
- lead** designer who carried out some of the RBW design myself but also supervised other designers – this memorandum covers their RBW design work as well as mine, and **no other** person will be providing any additional memoranda for the project
- lead** designer for all but specific elements of RBW – this memorandum only covers the RBW design work that I carried out or supervised and the **other** designers will provide their own memorandum relating to their specific RBW design
- specialist** designer who carried out specific elements of RBW design work as outlined in this memorandum – other designers will be providing a memorandum covering the remaining RBW design work

## IDENTIFICATION OF DESIGN WORK THAT IS RESTRICTED BUILDING WORK (RBW)

I Huan Nguyen carried out / supervised the following design work that is restricted building work

### PRIMARY STRUCTURE: B1

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick <input checked="" type="checkbox"/> if included. Cross <input type="checkbox"/> if excluded	If appropriate, provide details of the RBW	Tick <input checked="" type="checkbox"/> whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
<b>All</b> RBW design work relating to B1 <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Foundations and subfloor framing <input checked="" type="checkbox"/>	<b>One concrete pad under timber post</b>	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised	<b>Refer to structural drawings by Dev Structural Ltd</b>

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick <input checked="" type="checkbox"/> if included. Cross <input type="checkbox"/> if excluded	If appropriate, provide details of the RBW	Tick <input checked="" type="checkbox"/> whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
Walls <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Roof <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Columns and beams <input checked="" type="checkbox"/>	New timber beam and timber posts	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised	Refer to structural drawings by Dev Structural Ltd
Bracing <input checked="" type="checkbox"/>	Timber wall bracing	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised	Refer to structural drawings by Dev Structural Ltd
Other <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick <input checked="" type="checkbox"/> if included. Cross <input checked="" type="checkbox"/> if excluded	If appropriate, provide details of the RBW	Tick <input checked="" type="checkbox"/> whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
<b>EXTERNAL MOISTURE MANAGEMENT SYSTEMS: E2</b>			
<b>All</b> RBW design work relating to E2 <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Damp proofing <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Roof cladding or roof cladding system <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Ventilation system (for example, subfloor or cavity) <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Wall cladding or wall cladding system <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Waterproofing <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Other <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick <input checked="" type="checkbox"/> if included. Cross <input checked="" type="checkbox"/> if excluded	If appropriate, provide details of the RBW	Tick <input checked="" type="checkbox"/> whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
<b>FIRE SAFETY SYSTEMS: C1 - C6</b>			
Emergency warning systems Evacuation and fire service operation systems Suppression or control systems Other	<input type="checkbox"/>	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
<b>Note:</b> The design of fire safety systems is only restricted building work when it involves small-to-medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.			

**WAIVERS AND MODIFICATIONS**

Waivers or modifications of the Building Code are required.  Yes  No

If Yes, provide details of the waivers or modifications below:

Clause	Waiver/modification required
List relevant clause numbers of building code	Specify nature of waiver or modification of building code required

## ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise design work that is restricted building work.

Name: **Huan Nguyen**

LBP or Registration number: **CPEng # 1026803**

The practitioner is a:  Design LBP  Registered architect  Chartered professional engineer

Design Entity or Company (optional): **Dev Structural Ltd**

Mailing address (if different from below):

Street address/Registered office: **177 High Street, Level 2, Suite 10**

Suburb: **Christchurch Central**

Town/City: **Christchurch**

PO Box/Private Bag:

Postcode: **8011**

Phone number:

Mobile: **021 080 74901**

After hours:

Fax:

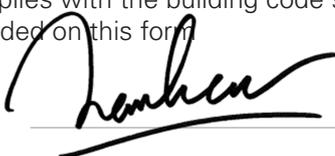
Email address: **huan@devstructural.co.nz**

Website: **devstructural.co.nz**

## DECLARATION

I **Huan Nguyen** LBP, state that I have applied the skill and care reasonably required of a competent design professional in carrying out or supervising the Restricted Building Work (RBW) described in this form, and that based on this, I also state that the RBW:

- Complies with the building code, or
- Complies with the building code subject to any waiver or modification of the building code recorded on this form

Signature: 

Date:

**24 January 2020**

Consenting & Compliance Group

Producer statement design (PS1)

To be completed by the design professional who has been engaged to provide a PS1

Author name:

Huan Nguyen

Author company:

Dev Structural Limited

Site address:

43 Opawa Rd

Legal description:

Lot 5 DP 9601

Engaged by:

Mr Rob Walker and Ms Jordan Walker

To provide design services in respect of:  part  all

(describe work)

Minor residential alterations

NZBC clauses:

[select as applicable]

- B1  B2  C1  C2  C3  C4  C5  C6  D1  D2  E1  E2  E3  F1  F2  F3  F4  F5  F6  F7  F8  G1  G2  G3  G4  G5  G6  G7  G8  G9  G10  G11  G12  G13  G14  G15  H1

NB: All statements must include B2

The design has been prepared in accordance with:

Approved documents issued by the Ministry of Business, Innovation and Employment (verification method / acceptable solution)

B1/VM1, B1/AS1

Alternative solution (attach schedule if required)

The proposed building work covered by this producer statement design is described on the drawings referenced below, together with the specifications and other documents set out in the schedule attached to this statement:

Drawing title:

43 Opawa - Alterations

Drawing numbers:

S0.1, S1.1, S2.1, S2.2

The producer statement is subject to:

(i) Site verification of the following design assumptions:

Verification of existing construction conditions as noted on the plans

(ii) All proprietary products meeting their performance specification requirements

I believe on reasonable grounds that the proposed building work, will comply with the relevant provisions of the Building Code if constructed in accordance with the drawings, specifications and other documents provided or listed with this statement.

I understand that the Council may rely on this producer statement for the purposes of establishing compliance with the relevant provisions of the Building Act 2004, Building Regulations and Building Code. I confirm that I hold a current policy of professional indemnity insurance to the value required by the Council.

Construction monitoring is:  Not required  Required

If required, please list below:

Refer to sheet S0.1 of structural drawings.

(Agreement must be attached)

Signature:



Date:

24 January 2020

ACENZ

Engineering New Zealand

CPENG

NZIA

Other  
(specify):

1026803

(Membership number)

Practice Area:

Structural

Address:

177 High Street, Level 10, Suite 2

Postcode:

8011

Phone:

03 379 4401

Fax:

Mobile:

021 080 74901

Email:

huan@devstructural.co.nz

Comments:

Empty text box for comments.

SHEET LIST		
SHEET	REV	SHEET NAME
S0.1	1	GENERAL NOTES
S1.1	1	PLANS
S2.1	1	DETAILS
S2.2	1	DETAILS

**ABBREVIATIONS**

UNO = UNLESS NOTED OTHERWISE  
 TYP = TYPICAL  
 SIM = SIMILAR  
 URM = UNREINFORCED MASONRY  
 VIF = VERIFY IN FIELD  
 CMU = CONCRETE MASONRY UNITS  
 C/C, CTRS = CENTRE TO CENTRE  
 BGL = BELOW GRADE LEVEL  
 PL= PLATE  
 OH = OPPOSITE HAND  
 MANF = MANUFACTURER  
 CFS = COLD FORMED STEEL  
 FWAR = FILLET WELD ALL AROUND  
 CONC = CONCRETE  
 ARCH = ARCHITECT  
 REV = REVISION

**TIMBER:**

1. ALL STRUCTURAL TIMBER SHALL BE RADIATA PINE OR DOUGLAS FIR GRADE MSG8 U.N.O.
2. MOISTURE CONTENT SHALL NOT EXCEED 16% AT TIME OF INSTALLATION.
3. NEW TIMBER SHALL BE TREATED IN ACCORDANCE WITH NZS3602.
4. ALL BOLTS, WASHERS, PLATES, CONNECTORS AND THE LIKE MUST BE HOT-DIP GALVANISED USING THE HDG600 GALVANISING SYSTEM.
5. ALL BOLTS MUST HAVE SQUARE WASHERS, AS DEFINED IN CLAUSE 4.4 OF 3603:1993.

**POST INSTALLED ANCHORS:**

1. EPOXY ANCHORED RODS SHALL BE GRADE 8.8/S THREADED CARBON STEEL. SEE PLANS & DETAILS FOR ROD DIAMETER AND EMBEDMENT.
2. EPOXY SHALL BE HILTI HIT-RE V3 OR APPROVED EQUIVALENT.

**STRUCTURAL CONCRETE:**

1. ALL STRUCTURAL CONCRETE SHALL BE 25MPA COMPRESSIVE STRENGTH AT 28 DAYS.
2. ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE (2350 kg/m<sup>3</sup> DRY CONCRETE WEIGHT).
3. ALL CONCRETE FINISHES SHALL BE IN ACCORDANCE WITH NZS3114

**GENERAL NOTES**

1. DO NOT SCALE DRAWINGS. ALL DIMENSIONS RELATED TO EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS; OR EXISTING CONDITIONS NOT SHOWN OR DIFFERENT FROM THOSE SHOWN ON DRAWINGS PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE BUILDING THAT IS IN CONFLICT UNTIL THE CONFLICT IS RESOLVED WITH THE AFFECTED PARTIES.
3. THE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN THEY DO NOT INDICATE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE CONSTRUCTION AND ALL ADJACENT PROPERTIES DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT ARE NOT LIMITED TO BRACING, SHORING OF LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC.
4. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECT'S AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
5. DIMENSIONS ARE IN MILLIMETERS U.N.O.
6. DURING CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE STRUCTURES AND EXCAVATIONS ARE MAINTAINED IN A SAFE AND STABLE CONDITION AT ALL TIME AND NO PART IS TO BE OVERSTRESSED. THE CONTRACTOR SHALL DEVELOP WORK METHOD STATEMENT FOR ALL ERECTION OF STRUCTURAL STEEL / FORMWORK/ DEMOLITION/ EXCAVATION/ TILT PANELS ETC. AND PROVIDE TEMPORARY WORKS SUCH AS BRACING, PROPPING AND SHORING ETC. TO KEEP THE WORK AND EXCAVATIONS STABLE AND FREE FROM WATER AT ALL TIMES. THE CONTRACTOR IS TO ENGAGE A STRUCTURAL ENGINEER TO DESIGN AND CERTIFY THE TEMPORARY WORKS IF NEEDED.

**CONSTRUCTION MONITORING BY ENGINEER:**

1. AFTER EXPOSING FRAMING, PRIOR TO INSTALLING NEW TIMBER BEAMS AND CONCRETE PADS
2. AFTER INSTALLATION OF NEW CONC PAD AND NEW TIMBER FRAMING, PRIOR TO COVERING
3. AT THE END OF CONSTRUCTION, FOR THE PURPOSE OF COMPLETING A PS4.

**REVISION SCHEDULE**

REV	DESC	DATE
1	FOR EXEMPTION	24/1/2020

PROJECT TITLE

**43 OPAWA RD - ALTERATIONS**

PROJ No. **20-101**

DATE **24/01/2020**

DRAWN BY **HNN**

CHECKED BY **HNN**

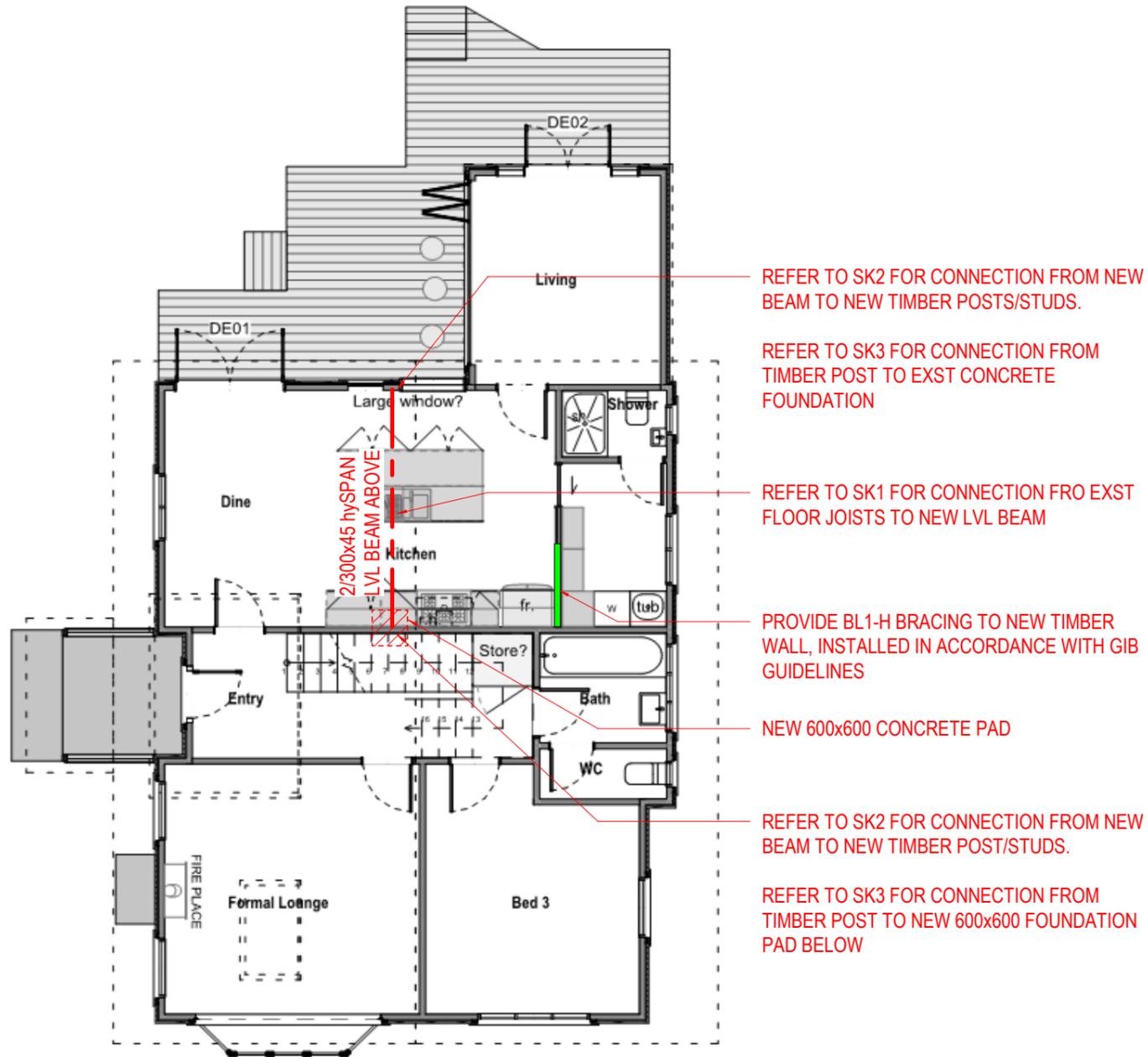
SCALE

GENERAL NOTES

**S0.1**

**NOTES:**

1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD & NOTIFY ENGINEER IF ANY CONFLICTING DIMENSIONS TO THE AS-DETAILED CONDITIONS ARE DISCOVERED AFTER THE FRAMING HAS BEEN EXPOSED.



**GROUND FLOOR PLAN**

1 : 100

REVISION SCHEDULE		
REV	DESC	DATE
1	FOR EXEMPTION	24/1/2020

PROJECT TITLE

43 OPAWA RD -  
ALTERATIONS

PROJ No. 20-101

DATE 24/01/2020

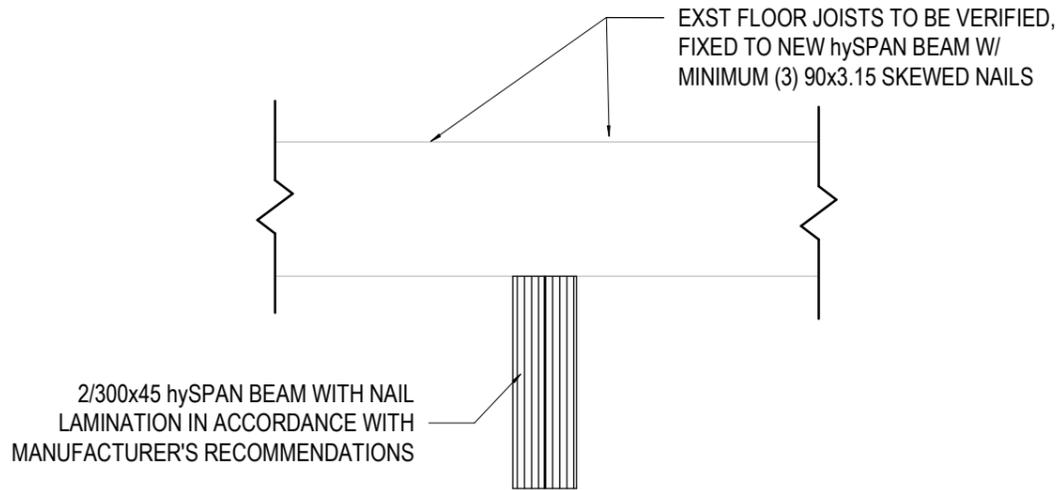
DRAWN BY HNN

CHECKED BY HNN

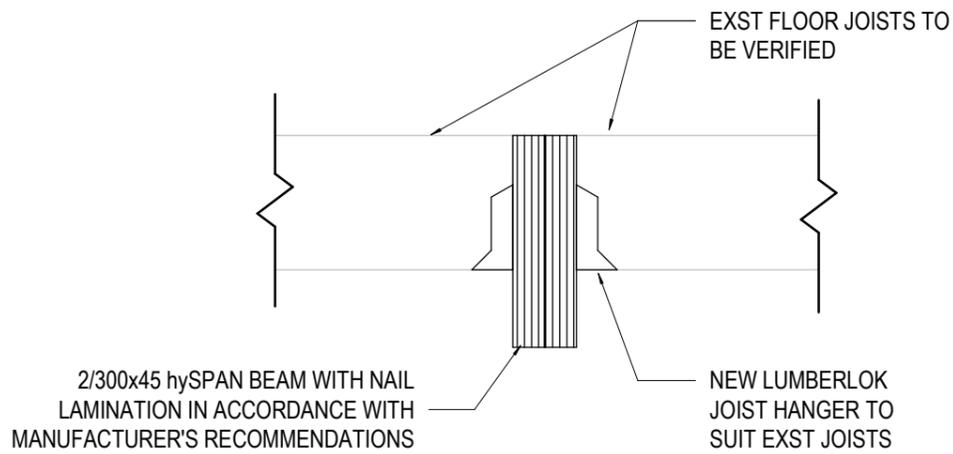
SCALE 1 : 100

PLANS

**S1.1**

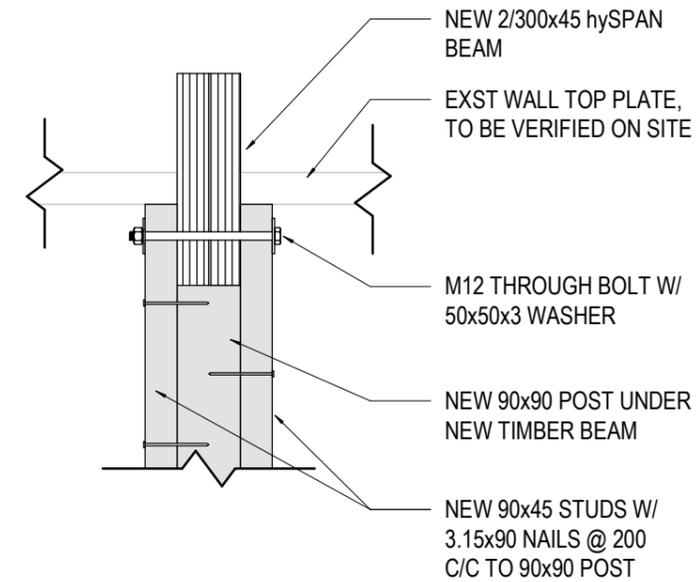


**OPTION 1: EXST JOISTS SIT ON NEW BEAM**



**OPTION 2: EXST JOISTS FACE FRAMED TO NEW BEAM**

**1** SK1 - EXST JOISTS TO NEW BEAM  
 1 : 10



**2** SK2 - NEW TIMBER BEAM TO POST  
 1 : 10

**NOTES:**

- CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD & NOTIFY ENGINEER IF ANY CONFLICTING DIMENSIONS TO THE AS-DETAILED CONDITIONS ARE DISCOVERED AFTER THE FRAMING HAS BEEN EXPOSED.

**REVISION SCHEDULE**

REV	DESC	DATE
1	FOR EXEMPTION	24/1/2020

PROJECT TITLE

43 OPAWA RD - ALTERATIONS

PROJ No. 20-101

DATE 24/01/2020

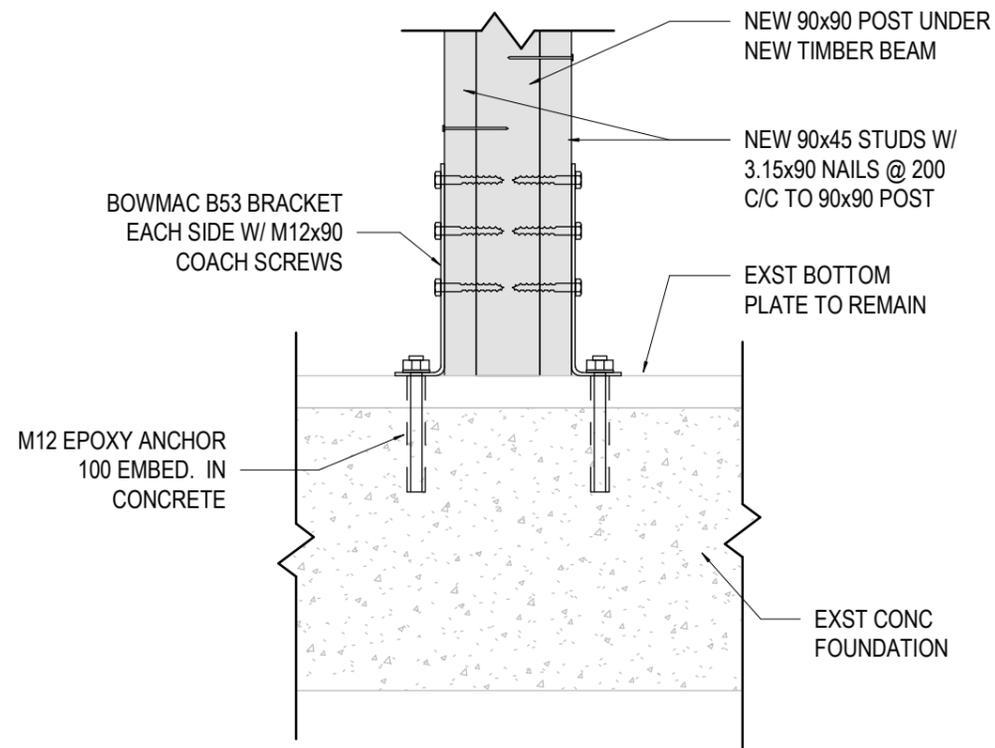
DRAWN BY HNN

CHECKED BY HNN

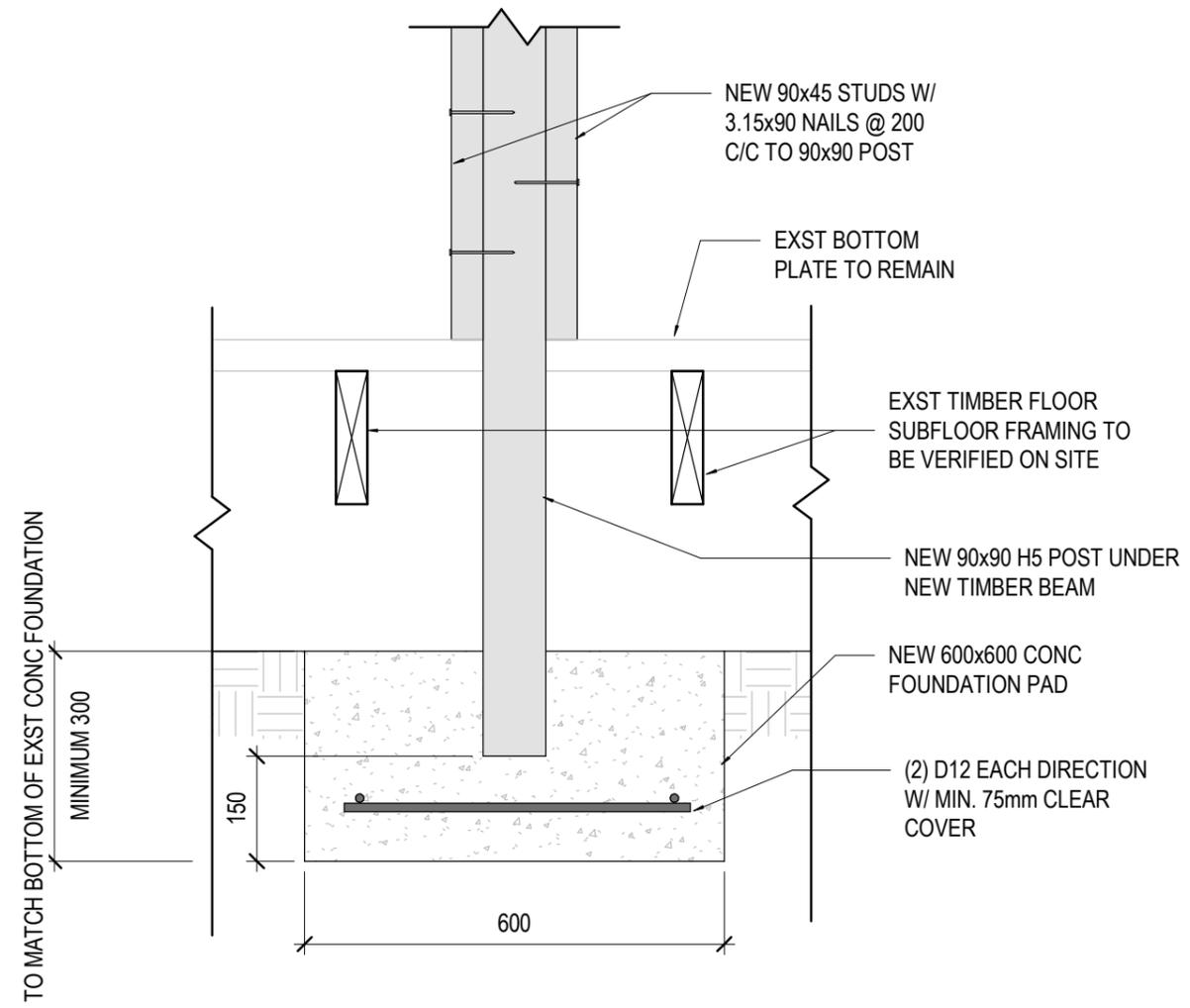
SCALE 1 : 10

DETAILS

**S2.1**



**1** SK3 - TIMBER POST TO EXST FOUNDATION  
1 : 10



**2** SK4 - TIMBER POST TO NEW FOUNDATION  
1 : 10

**NOTES:**

- CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD & NOTIFY ENGINEER IF ANY CONFLICTING DIMENSIONS TO THE AS-DETAILED CONDITIONS ARE DISCOVERED AFTER THE FRAMING HAS BEEN EXPOSED.

REVISION SCHEDULE		
REV	DESC	DATE
1	FOR EXEMPTION	24/1/2020

PROJECT TITLE  
**43 OPAWA RD - ALTERATIONS**

PROJ No. **20-101**

DATE **24/01/2020**

DRAWN BY **HNN**

CHECKED BY **HNN**

SCALE **1 : 10**

DETAILS  
**S2.2**

# Memorandum from licensed building practitioner: Certificate of design work Section 45 and section 30c, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING	
Street address: 43 Opawa Road	
Suburb: Opawa	
Town/City: Christchurch	Postcode: 8028

THE OWNER(S)	
Name(s): Robert & Jordan Walker	
Mailing address: as above	
Suburb:	PO Box/Private Bag:
Town/City:	Postcode:
Phone number:	Email address: r.walker@doctors.org.uk

## IDENTIFICATION OF DESIGN WORK THAT IS RESTRICTED BUILDING WORK

I carried out GTA1915 24Jan20 carried out/supervised the following design work that is restricted building work

### PRIMARY STRUCTURE

Design work that is restricted building work	Description of restricted building work	Carried out or supervised	Reference to plans and specifications
Tick <input checked="" type="checkbox"/>	If appropriate, provide details of the restricted building work	Tick <input checked="" type="checkbox"/> whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
Foundations and subfloor framing <input type="checkbox"/>	N/A By Engineer - refer PS1	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Walls <input checked="" type="checkbox"/>	NZS3604	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised	A1.03
Roof <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Columns and beams <input type="checkbox"/>	N/A By Engineer - refer PS1	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Bracing <input type="checkbox"/>	N/A By Engineer - refer PS1	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Other <input checked="" type="checkbox"/>	Plumbing & Drainage proposal as per NZBC G13	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised	A0.01

EXTERNAL MOISTURE MANAGEMENT SYSTEMS			
Design work that is restricted building work	Description of restricted building work	Carried out or supervised	Reference to plans and specifications
Tick <input checked="" type="checkbox"/>	If appropriate, provide details of the restricted building work	Tick <input checked="" type="checkbox"/> whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
Damp proofing <input checked="" type="radio"/>	<b>DPM used between concrete and timber</b>	<input checked="" type="radio"/> Carried out <input type="radio"/> Supervised	A4.01
Roof cladding or roof cladding system <input type="radio"/>	N/a	<input type="radio"/> Carried out <input type="radio"/> Supervised	
Ventilation system (for example, subfloor or cavity) <input checked="" type="radio"/>	<b>Timber Weatherboard system on 20mm cavity.</b>	<input checked="" type="radio"/> Carried out <input type="radio"/> Supervised	A1.02
Wall cladding or wall cladding system <input checked="" type="radio"/>	<b>Timber Weatherboard system on 20mm cavity.</b>	<input checked="" type="radio"/> Carried out <input type="radio"/> Supervised	A1.02
Waterproofing <input type="radio"/>	N/a	<input type="radio"/> Carried out <input type="radio"/> Supervised	
Other <input checked="" type="radio"/>	<b>Plumbing &amp; Drainage proposal as per NZBC G13</b>	<input checked="" type="radio"/> Carried out <input type="radio"/> Supervised	A0.01

FIRE SAFETY SYSTEMS			
Design work that is restricted building work	Description of restricted building work	Carried out or supervised	Reference to plans and specifications
Tick <input checked="" type="checkbox"/> if appropriate	If appropriate, provide details of the restricted building work	Tick <input checked="" type="checkbox"/> whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
Emergency warning systems <input type="checkbox"/>  Evacuation and fire-service operation systems  Suppression or control systems  Other	N/A	<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
Note: The design of fire safety systems is only restricted building work when it involves small-to-medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.			

## WAIVERS AND MODIFICATIONS

Waivers or modifications of the Building Code are required.  Yes  No

If Yes, provide details of the waivers or modifications below:

Clause	Waiver/modification required
List relevant clause numbers of building code	Specify nature of waiver or modification of building code required

## ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise design work that is restricted building work.

Name: **Geoffrey Tune**

LBP or Registration number: **BP104403**

The practitioner is a:  Design LBP  Registered architect  Chartered professional engineer

Mailing address (if different from below) :

Street address/Registered office: **33 Frank Street**

Suburb: **Papanui**

Town/City: **Christchurch**

PO Box/Private Bag:

Postcode: **8053**

Phone number:

Mobile:

After hours:

Fax:

Email address: **geoff@gtarc.co.nz**

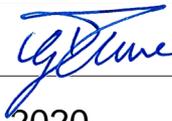
Website:

## DECLARATION

I **Geoffrey Tune** state that the design work that is restricted building work identified on this form:

- Complies with the building code, or
- Complies with the building code subject to any waiver or modification of the building code recorded on this form

Signature: \_\_\_\_\_



Date: **24 January 2020**



**Geoff Tune Architecture Limited**

# **PROJECT SPECIFICATION**

## **Walker J + R**

43 Opawa Road

Waltham

Christchurch

**Issued for Consent**

**GTA1915**

# PROJECT OVERVIEW

## Scope

Renovation of Kitchen and internal partition removed.

## Address

<b>Site Address</b>	43 Opawa Road
<b>Suburb</b>	Waltham
<b>City</b>	Christchurch
<b>Lot #</b>	5
<b>DP #</b>	9601

## Site Conditions

<b>Wind Zone</b>	L - Low Wind Speed
<b>Earthquake Zone</b>	Zone 2
<b>Exposure Zone</b>	Zone C - Medium
<b>Snow Loading Zone</b>	Zone N4

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# 1 PRELIMINARIES & GENERAL

## 1.1 Project Specifics

### 1.1.1 Nominated Subcontractors

There are no Nominated Subcontractors within this Contract.

### 1.1.2 Separate Contractors

There are no Separate Subcontractors

### 1.1.3 Contingencies Sums

There are no Contingencies Sum within this Contract - any adjustments to the contract works will be handled as Variations to the Contract.

### 1.1.4 Prime Cost Sums

There are no Prime Cost Sums within this Contract.

### 1.1.5 Provisional Sums

There are no Provisional Sums within this Contract.

### 1.1.6 Separate Sections

The works are not divided into Separate Sections.

### 1.1.7 Contractor's Performance Bond

A Contractor's Performance Bond is not required.

### 1.1.8 Principal's Bond

A Principal's Bond is not available.

### 1.1.9 Principal Supplied Items

The Principal is not supplying any items to be incorporated into the works.

### 1.1.10 Defects Liability Period

The Defects Liability Period is 3 months, commencing on the date that Practical Completion is achieved.

### 1.1.11 Fluctuations

Fluctuations are not allowed in this Contract. (This will be a Fixed Price Contract. The Contract Sum will not be subject to fluctuations resulting from variations which give rise to an extension of time, and the Preliminary and General Costs Allowance and the Contractor's Margin will not be adjusted unless the scope of the Contract is substantially changed).

### 1.1.12 Retentions

No retentions will be deducted from amounts that are certified as payable to the Contractor.

**1.1.13 Contractor's Retention Bond**

A Contractor's Bond is not acceptable in lieu of Retentions.

**1.1.14 Liquidated Damages**

Liquidated Damages do not apply to this Contract.

**1.1.15 Early Completion Bonus**

There is no Early Completion Bonus within this Contract.

**1.1.16 Contract Sum**

The Contract Sum will be established by negotiation pre-contract.

**1.1.17 Insurance of the Works**

Insurance of the works is at the risk of the Contractor, and shall be completely in accordance with the Conditions of Contract.

**1.1.18 Other Insurance**

The minimum amount of the Contractor's public liability insurance shall be \$2,000,000, the minimum amount of the Contractor's motor vehicle liability insurance shall be \$200,000, the Contractor shall insure all appliances, machinery and apparatus required for the Contract Works but not incorporated into the Contract Works, and no Contractor's professional indemnity (design) insurance is required.

**1.1.19 Sundry**

The Contractor is responsible for accurate setting out of the works. It is recommended that the Contractor engage a Registered Surveyor to establish the basic site set-out and the floor levels.

A Registered Surveyor, engaged by the Contractor, shall check and confirm the accuracy of the Contractor's detailed setting out of the works and shall certify this in writing to the Architect/Designer.

Note that the 'Project North' direction is identified on the Site Plan, and that all direction or orientation references within this specification or on the drawings are in terms of this Project North.

A competent foreman shall be constantly on the works and any instructions or explanations given to such persons shall be deemed to have been given to the Contractor.

Notify the Principal each time it is necessary to isolate sections of the heat detectors system. Ensure that the duration of these periods of isolation are absolutely minimised.

Contractor and Subcontractors must familiarise themselves with egress routes from the building, and must ensure that egress routes are NEVER obstructed with construction materials such as to prejudice egress.

Power, water and cable communications services are already on the site. Arrange and pay for adequate temporary connections to these services for the duration of the contract.

### 1.1.20 Warranties

#### 1.1.20.1 Provision of Warranties

Provide executed warranties in favour of the Principal covering, but not limited to, materials, components, service, application, installation, finishing, etc., required for that section of work.

- The terms and conditions of the warranty provided shall not negate the minimum remedies available under common law as if no warranty had been offered.
- Failure to provide the required warranty does not reduce liability of warranty conditions required for that section of work.
- Where an Installer/Applicator warranty is included in this specification, it shall be provided in lieu of the warranty otherwise required, but only when it is subject to similar conditions and warranty period stated in the Schedule of Warranties.
- Conform to the Warranty Agreement form included in the conditions of contract.
- Commence all warranties from the date of practical completion of the contract works (unless otherwise stated).
- Maintain the effectiveness of all warranties for the period stated.
- Provide all warranties before practical completion of the contract works.

#### 1.1.20.2 Warranty for Weathertightness and Watertightness

The Contractor shall provide a warranty, for a minimum period of 2 years, covering the weathertightness of the completed building envelope and the watertightness of all liquid supply and liquid disposal systems and fittings.

#### 1.1.20.3 Installer/Applicator Warranties

Provide Installer/Applicator warranties in favour of the Principal, covering execution and materials of proprietary products or complete installations.

- An Installer/Applicator warranty may be offered in lieu of the warranty otherwise required for that section of work, but only when it is subject to similar conditions and period stated in the Schedule of Warranties.
- The terms and conditions of the Installer/Applicator warranty shall not negate the minimum remedies available under common law as if no warranty had been provided.
- Failure to provide the required Installer/Applicator warranty does not reduce liability for execution and materials required for that section of work.
- Conform to the Installer's/Applicator's standard warranty form, or to the Warranty Agreement form included in the contract documents if a standard form is unavailable.
- Commence all Installer/Applicator warranties from the date normally applicable for the work.
- Maintain the effectiveness of all Installer/Applicator warranties for the period stated.
- Provide all Installer/Applicator warranties before practical completion.

#### 1.1.20.4 Manufacturer/Supplier Warranties

Provide Manufacturer/Supplier warranties in favour of the Principal, covering materials, equipment, appliances, proprietary products, etc.

- The terms and conditions of the Manufacturer/Supplier warranty provided shall not negate the minimum remedies available under common law as if no warranty had been offered.
- Failure to provide the required Manufacturer/Supplier warranty does not reduce liability for execution and materials required for that section of work.
- Conform to the Manufacturer's/Supplier's standard warranty form.
- Commence all Manufacturer/Supplier warranties from the date normally applicable.
- Maintain the effectiveness of all Manufacturer/Supplier warranties for the period stated.
- Provide all Manufacturer/Supplier warranties before practical completion.

#### 1.1.20.5 Master Build Services 10-Year Standard Guarantee

Provide a Master Build Services 10-Year Standard Guarantee for new homes and alterations and additions, covering loss of deposit, and non-completion, and defects in materials and workmanship, and structural defects, under the terms of the guarantee offered by Master Build Services Ltd. Execute the guarantee with all three signatories - the Owner, the Registered Master Builder, and Master Build Services Ltd - before starting the contract works.

## 1.2 Project Overview

### 1.2.1 Contract Documents

The Contract Documents are complementary and comprise this Specification, the accompanying drawings, the NZ Standards Contract NZS 3915 together with Schedules as specified below, any written documentation clarifications issued during tendering/estimating, any manufacturer/supplier information issued with this Specification, any list of agreed Subcontractors, the contract establishment letter and any other relevant correspondence, and any Site Instructions or additional details or instructions issued as Variations. (The NZS 3915 Contract will be emailed upon request).

If the Architect/Designer has not been engaged to administer the Contract or observe the works, then the term Architect/Designer, where referred to in this specification, means Contract Administrator.

These Project Specific Conditions supersede the Standard Conditions where they are in conflict. Refer any ambiguity or apparent discrepancy within or between any Contract Documents to the Architect/Designer, whose interpretation shall be binding on all parties.

Ensure that all Trades are aware of all Conditions and that subcontract prices are accepted on this basis, and in a form acceptable to the Registered Master Builders Federation or the Certified Builders Association. Ensure that all persons engaged on the works are aware of all items in this specification and on the drawings that may in any way affect their section of the works.

### 1.2.2 Site

Relevant site conditions are believed to be correctly represented in the Contract Documents, however the Contractor (and Subcontractors where appropriate) are requested to inspect the site to ascertain for themselves the nature and extent of the works and the rights and interests that may be interfered with in the execution of the works, as no claims for additional payment will be recognised on the grounds of insufficient description.

### 1.2.3 Adjacent Owners

Carry out whatever actions or precautions are required to avoid or to absolutely minimise noise, dirt, dust, access, etc. inconvenience or disruption of any nature to the adjacent owners or tenants. Indemnify the Principal against any claims arising from this source.

### 1.2.4 Protection

Take all appropriate precautions to protect all third party property, services, etc., and indemnify the Principal against any claims arising from the construction operations. Any damage to third party property caused by construction activities or failure to protect shall be rectified as soon as possible by the person causing the damage, or by appropriately qualified trades-persons employed by the person responsible for the damage if necessary.

Suspend operations during weather which would affect the quality of work in progress.

Secure the works as soon as possible against adverse weather, dust and vandals. Avoid structural damage that is caused by overloading.

Adequately protect all finished work and maintain until the date of Practical Completion. Each trade shall protect the work of all other trades, and each trade is responsible for making good any damage they cause to finished works. Arrange special protection as required for windows and doors, finished timber work, plumbing fittings and hardware, cabinets and other joinery, and similar items.

### 1.2.5 Responsibility

The Contractor will be held responsible for the full period of his legal responsibility in connection with this Contract for ensuring that all work execution, materials, and fittings, are completely in accordance with Contract requirements.

The Contractor is responsible to the Principal for the appropriateness and fitness, in relation to a reasonable expectation or requirement, of all of the materials and workmanship incorporated into the works by himself or his subcontractors; for this reason few specific guarantees are required in these contract documents. The terms and conditions of any warranty or guarantee required or provided shall not in any way negate the minimum remedies available under common law as if no warranty or guarantee had been furnished. No apparent expression of the Architect's/Designer's reasonable satisfaction shall be deemed to be acceptance of defective materials or workmanship within the terms of the Contract or to be an authority for any Variation except where such Variation is authorised as provided for in the Contract. Instructions that are given verbally are deemed to be instructions for proper execution of the works and do not involve extra charges.

Workmanship in all trades is required to be equal to or better than recognised good trade practice.

The Contractor shall provide all necessary setting out information and component dimensions for subcontractors and shall check and be responsible for the accuracy of their work.

Should any tradesperson consider that the surface finish or general conditions of previous work are unsatisfactory to ensure a proper finish for their own work thereon, that tradesperson shall give immediate notice to the Contractor or Architect/Designer as appropriate and shall not proceed until all necessary improvements have been made. Failing such notice the trade concerned will not be relieved of responsibility for a poor finish due to such unsatisfactory condition.

Specialist Finishes Subcontractors are responsible for ensuring that substrates are

completely appropriate for them to achieve first class results, and to this end shall, in sufficient time, instruct the Contractor with regard any fixings, primings, sealings or whatever for the substrate that vary in any way from the substrate manufacturer's standard recommendations. The Contractor shall advise the Architect/Designer with regard these variances, and not proceed until the Architect/Designer has agreed to them.

The Contractor and all Subcontractors affected shall be jointly and severally responsible for completion of the whole of the works in a completely watertight condition and shall therefore examine all details to be satisfied that this condition can be achieved. If any detail is considered unsatisfactory the Architect/Designer shall be notified immediately and he/she will then either interpret the detail to the Contractor's satisfaction, or accept responsibility for watertightness at the points in question, always assuming reasonable workmanship.

Ensure that all materials or items incorporated into any particular construction or finish are compatible and that their individual use is approved by the manufacturers and/or suppliers of the other parts of the system.

For all electronic/electrical/mechanical operating systems all work and all necessary materials and items incidental to the primary item specified, that are incorporated into the works, shall be such as to leave a neat, efficient, easily maintained and robust installation, completely in accordance with all of the recommendations of the primary items' manufacturers. Where appropriate, source all parts of a system from a single supplier or manufacturer.

The Contractor shall make provision for all temporary works and services required for the satisfactory completion of the contract works. The Contractor shall pay all associated costs and fees; carry out all necessary maintenance, alterations and servicing requirements; and remove temporary works and services on completion of the contract works. Temporary works and services shall comply with the requirements New Zealand Building Code.

### **1.2.6 Specification**

This Specification covers contract administration, standards, materials quality, workmanship and the scope of works only: the exact nature of the works and all specialist items, descriptions, etc., are contained on the drawings, which also take full precedence. All clauses in all specification sections apply to their full extent and meaning to the entire Contract.

Trade sections and paragraphs have been introduced into this specification for reference only and it shall not be construed that each trade section is a complete segregation of the materials and labour of that trade. The onus is on all trades to be conversant with any and all clauses which in any way affect their work.

(Be aware that the 'scope' noted in the 'Project Overview', and scope and general extent clauses within this specification, are included to provide a general indication only and must NOT be interpreted as schedules of quantities - the exact nature and extent of all aspects of the works are shown on the drawings).

### **1.2.7 Standards**

New Zealand Standards (NZS), Australian Standards (AS), Joint Standards (AS/NZS), British Standards (BS), Acts of Parliament, Regulations made thereunder, Codes of Practice, and any specific Manufacturer's Instructions or Manufacturer's Recommendations that are referred to in these Contract Documents shall all be deemed to be the latest published edition

thereof at the time of drawings issue, and shall be followed by the Contractor and all Subcontractors to the full extent applicable consistent with the intent of this Contract. Documents cited within other cited publications are deemed to form part of this specification. Where Standards have a number of Divisions, e.g. AS/NZS 3500.1, AS/NZS 3500.2, etc., each of the Divisions relevant to this project is deemed to form part of this specification. Retain current copies of significant cited documents and manufacturer's technical literature on the site.

### **1.2.8 Authorities and Charges**

Comply with all relevant provisions of the NZ Building Code, and with all relevant territorial or statutory authority regulations, by-laws, obligations, etc. Give all required notices.

The Principal has obtained a Land Use Consent. The Principal has applied for and paid for the Project Information Memoranda, the Building Consent and other approvals required for the works to start. The PIM and Building Consent will be forwarded to the Contractor as quickly as possible after they are issued by the Territorial Authority. Note: It is an offence under the Building Act to carry out work not in accordance with a Building Consent. Should the Building Consent be subject to any conditions which modify the requirements of the Contract Documents in any way, the Architect/Designer reserves the right to negotiate any or all of these modifying conditions with the Building Consent Authority. If after these negotiations additional work is required, it will be handled as a Variation to the Contract.

### **1.2.9 Code Compliance Certificate**

The Principal will apply for the Code Compliance Certificate (CCC) and any other licenses or approvals for the building to be used. However, Practical Completion will NOT be certified until the CCC inspection has occurred and any additional works required by the local Building Consent Authority have been completed. To this end it is recommended that the Contractor obtains all required certificates, guarantees, Producer Statements, as-built drawings, etc., required for the CCC application as work proceeds, to facilitate application for the CCC as soon as the works are completed. For his part, the Principal hereby undertakes to apply for the CCC within one day of all required material being in hand. Likewise, the Contractor should have capacity available to attend as quickly as possible to any items identified by the Building Consent Authority as being required prior to the issue of the CCC.

### **1.2.10 Coordination of the Works**

Coordinate the works of all trades to ensure efficient progress of the works. Ensure that all holes, sleeves, penetrations, supports, etc., that are required for services are correctly incorporated as work proceeds. Identify and sufficiently forward-notify the appropriate persons of all deadlines for the supply of fittings, components, information, etc.

### **1.2.11 Work Shown and Mentioned**

The Contract Documents show the extent and nature of the works but there is no warranty expressed or implied that they show each and every minor detail or item required to be included by the Contractor. Should any material, structural member, fixing, or item or work appear to be inadequately described, yet obviously necessary for the neat, strong and satisfactory completion of the work, it shall be incorporated into the Contract Works.

### 1.2.12 Site Safety

Comply with the Health and Safety at Work Act 2015 (HSWA), and with all relevant Health and Safety at Work Regulations 2016, and with all relevant WorkSafe New Zealand (WorkSafe) Approved Codes of Practice and WorkSafe Information and Guidance, particularly those for construction and building maintenance. Comply with the relevant provisions of the New Zealand Building Code, in particular Clause F5.

So far as is reasonably practicable and according to a PCBU's (person conducting a business or undertaking) primary duty of care, take all necessary steps required to make the site and the contract works safe, and to provide and maintain a safe working environment. Ensure that all those working on or visiting the site are aware of the site safety rules and are not unnecessarily exposed to hazards.

Each PCBU, so far as is reasonably practicable, must ensure the health and safety of workers, and that other people are not put at risk by its work. If more than one PCBU has a duty in relation to the same matter, each PCBU with the duty must, so far as is reasonably practicable, consult, co-operate with, and co-ordinate activities with all other PCBUs who have a duty in relation to the same matter. PCBUs can enter reasonable agreements with other PCBUs to meet their duties, but cannot contract out of their duties.

Notify WorkSafe as soon as possible when a notifiable event occurs. Take all reasonable steps to preserve the site of the notifiable event in accordance with WorkSafe requirements. Ensure that the site of the event is not disturbed until authorised otherwise by WorkSafe. Keep records of all notifiable events.

Scaffolding shall comply with all Statutory and Local Authority Regulations, with the WorkSafe 'Best Practice Guidelines for Scaffolding', AS/NZS 1576 (Scaffolding equipment), AS/NZS 4576 (Guidelines for Scaffolding), and AS/NZS 4994 (Roof edge scaffolding), and shall be maintained for the duration and removed on completion.

The use of ballistic fixings must absolutely comply with all relevant safety recommendations at all times. No rubbish fires are allowed on site. Portable/personal disc/tape players, radios and iPods must not be used anywhere on the site. No smoking on site, except in the designated location in accordance with the Smoke Free Environments Act 1990, the location of which will be determined by the Contractor, with the approval of the Principal.

A PCBU's primary duty of care includes, but is not limited to, so far as is reasonably practicable:

- providing and maintaining a work environment that is without risks to health and safety;
- providing and maintaining safe plant and structures;
- providing and maintaining safe systems of work;
- ensuring the safe use, handling and storage of plant, structures and substances;
- providing adequate facilities for the welfare at work of workers in carrying out work for the business or undertaking, including ensuring access to those facilities;
- providing any information, training, instruction, or supervision that is necessary to protect all persons from risks to their health and safety arising from work carried out as part of the conduct of the business or undertaking;

- monitoring the health of workers and the conditions at the workplace for the purpose of preventing injury or illness of workers arising from the conduct of the business or undertaking.

Before commencing work on the site, the Contractor shall prepare and submit to the Contract Administrator a project-specific Health and Safety Plan. The Health and Safety Plan shall include, but not be limited to:

- the health and safety of all people on the site and on other properties, and the general public;
- identification of existing and potential construction hazards and risks;
- safety procedures to eliminate, isolate or minimise construction hazards;
- the equipment to be used to minimise the hazards;
- the maintenance of a register of hazards for the site;
- the name and qualifications of the site safety person;
- emergency procedures;
- first aid facilities and safety equipment;
- the methodology for notifying, recording and investigating accidents and injuries.

Carry out all construction operations in accordance with the submitted Health and Safety Plan.

The removal, transportation and disposal of asbestos and asbestos-containing-materials (ACMs) shall comply with the Health and Safety at Work Act 2015 and the Health and Safety at Work Regulations 2016, and with the NZDAA '[Asbestos - New Zealand guidelines for the management and removal of asbestos \(3rd Edition\)](#)' - which should be read in conjunction with the new legislation and [WorkSafe NZ guidance literature](#).

Confirm all local authority and WorkSafe NZ requirements for asbestos removal before commencing.

Only certified asbestos removers with a current Certificate of Competence for Restricted Work with Asbestos shall carry out work associated with asbestos materials and ACMs.

### 1.2.13 Variations

The Architect/Designer will issue Site Instructions (SI) to amend or clarify the works. Upon receipt of a SI the Contractor shall immediately notify the Architect/Designer if he believes there are price or timing adjustment implications. The Architect/Designer will then issue a Variation Price Request (VPR) for pricing of the possible Variation by the Contractor, within the time stipulated, or within 10 days if no time is stipulated. If the Contractor does not return the VPR within the time stipulated the Architect/Designer will assess it at reasonable rates. Once agreement is reached on price and/or timing a Variation Order (VO) for the item will be issued. Note that works covered by a SI or a VPR must NOT be actioned until the VO is issued.

When a Variation is contemplated and timing does not allow SI and VPR action the Contractor is to advise, and record in the site diary, an estimate of price and timing implications. If accepted by the Architect/Designer, a VO will be issued immediately. The Contractor shall then co-operate with the Architect/Designer to establish agreed pricing. Claims for Variations neither priced nor estimated prior to being put in hand (but considered

valid) will be incorporated into Progress Payment Certificates or the Draft Final Accounts as claimed and accepted but with a proviso allowing 5 (five) days for written objections by either the Principal or the Contractor, to any aspect of them, for further consideration.

The Main Contractor's Variations Margin agreed pre-contract will be the maximum accepted for any trade unless higher rates are nominated pre-contract and are accepted. The Main Contractor's agreed Variations Margin shown shall be deemed to include all preliminary and general costs, overheads, variation processing costs, and profit. If no margin is given, a 5% overall margin will be applied.

Note that 'loss of anticipated profit' claims consequent upon reduction of works extent will NOT be recognised, and that the cost of processing Variations is deemed to be included in the P & G Allowance.

Also note that for Variations pricing all materials shall be charged at the actual net invoiced cost plus margin; i.e. recognised 'Trade Price', volume discounted where appropriate.

#### **1.2.14 Progress Claims**

Progress Claims shall be in writing, shall be in accordance with the requirements of the Construction Contracts Act 2002, and shall include all of the following:

- The overall amount claimed.
- The percentage completion and amount claimed for each Subcontractor. For accurate claim verification please ensure that this breakdown exactly matches the trades costs breakdown agreed-to pre-contract.
- The total Contract Sum Adjustment for any/all Variations authorised prior to the claim.
- Items covered by Monetary Allowances listed separately.
- And, if specifically requested, confirmation that amounts previously claimed on behalf of Subcontractors, certified by the Architect/Designer, and paid by the Principal, have actually been paid to the Subcontractor (apart from normal retentions).

Note that retentions will be held exactly in accordance with the Conditions of Contract.

#### **1.2.15 Cleaning and Completion**

Clear construction debris and rubbish from the works at regular intervals, and additionally if so instructed by the Architect/Designer. Clean each space thoroughly before commencing any finishing works.

In preparation for the Practical Completion inspection carry out the following:

- Clean the works thoroughly, removing all debris, surplus materials, splashes, marks, temporary markings, etc. (All cleaning methods and materials shall be as recommended by the manufacturer of the item being cleaned).
- Remove protective wrappings and coverings unless otherwise directed.
- Touch up minor painting faults, carefully matching colour, and brushing out edges. Repaint any badly marked surfaces back to suitable break-lines.
- Adjust, ease and/or lubricate as required all doors, drawers, controls and other moving parts to ensure their efficient operation.
- Any other works required to leave all spaces ready for immediate occupation and all electronic/electrical/mechanical systems fully operational.
- Clean out all spoutings, gutters, downpipes, and gullies and flush out all drains.
- Clean all sanitary appliances and check all aspects of the water services.
- Thoroughly re-inspect all aspects of the works (and have any defects fully rectified) to be

certain that the works are completely ready for the Practical Completion inspection - if an unreasonable number of items are noted by the Architect/Designer during the inspection it will be terminated and then rescheduled for at least a week forward to allow proper completion to be achieved.

(Note that a Code Compliance Certificate must be obtained before Practical Completion will be certified. Obtain all required certificates, guarantees, as-built drawings, etc., as work proceeds to enable the CCC application to be submitted as soon as construction is completed).

## 1.3 Establishment & Enabling

### 1.3.1 Site Establishment

#### 1.3.1.1 Safety

Comply with the Health and Safety at Work Act 2015 (HSWA), and with all relevant Health and Safety at Work Regulations 2016, and with all relevant WorkSafe New Zealand (WorkSafe) Approved Codes of Practice and WorkSafe Information and Guidance, in particular the '[OSH Guidelines For the Provision of Facilities and General Safety in the Construction Industry](#)'.

Carry out all construction operations in accordance with the Contractor's project-specific Health and Safety Plan.

#### 1.3.1.2 Site Inspection Assessment

The Contractor (and sub-contractors where appropriate) shall be deemed to have examined and inspected, prior to tender, the site and its surroundings, and to have satisfied themselves as regards to access to the site, the form and nature of the site, all existing services, structures and features on the site, the risk of injury or damage to property, and the nature and extent of the work and materials and methodologies necessary for the execution of the works.

#### 1.3.1.3 Site Boundaries

Establish the accurate location of property boundaries prior to setting out the works.

#### 1.3.1.4 Regulatory Authorities

Comply with all statutory obligations and regulations required by the Regulatory Authority controlling the execution of the works.

The work shall be carried out in strict compliance with the relevant consents and approvals issued by the controlling Territorial Authority (TA). No work shall be undertaken until all necessary consents and approvals have been obtained.

Accept responsibility for notifying the Territorial Authority and arranging for any inspections and testing and commissioning procedures required by them at various stages of construction.

#### 1.3.1.5 Network Utility Operators

The work shall also be carried out in accordance with all network utility operators having jurisdiction over utilities in or around the site.

Notify the network utility operators of the proposed works, and ascertain and become familiar with any particular requirements and the location of existing services prior to commencing site operations.

Attend on network utility operators as necessary to obtain approvals (in addition to Building Consent approval) for the satisfactory completion of the works.

Accept responsibility for notifying network utility operators and arranging for any inspections and testing and commissioning procedures required by them at various stages of construction.

#### 1.3.1.6 Existing Services

Locate all existing services before commencing work in any area, and locate all underground services affected by the contract works. Any detail of an existing private underground service provided by the owner is done so in good faith.

As necessary:

- obtain all records of existing underground services held by the relevant utility network operators;
- give all required notices to the service authorities or companies and the Territorial Authority, and pay all relevant fees and charges;
- carry out a detection survey of the site to ensure there are no buried operative electric cables;
- protect existing services on the site, and rectify any damage or interference to them, and provide temporary services while repairs are being carried out;
- extinguish and remove existing services designated redundant by the contract works.

#### 1.3.1.7 Permitted Access & Work Hours

Permitted access and work hours is restricted to the following limitations:

#### 1.3.1.8 Permitted Work Zone

Confine construction operations within the site boundaries and within the permitted work zone identified on the drawings.

The permitted work zone is restricted to the following designated areas:

#### 1.3.1.9 Access to Existing Buildings undergoing Alterations

Control access at all times to working areas within existing buildings where alterations are included in the scope of the contract work. Liaise with the building owner to establish any site limitations required while the work is being carried out.

#### 1.3.1.10 Temporary Buildings & Site Amenities

As necessary, make arrangements for the provision of all site services and amenities and facilities required for the works and site staff, including storage sheds, offices, lunch rooms,

sanitary facilities and other temporary buildings and facilities required for storage and the management of the works.

These temporary services and amenities shall be for the use of site staff while on site, and as required by the relevant Regulations and Acts, and shall be located in a position within the site boundaries - refer to the Site/Enabling drawings for designated area(s).

Rubbish and contained wastewater from site amenities and facilities shall be removed from the site as appropriate and at least on a weekly frequency.

#### 1.3.1.11 Temporary Roads & Surfaces

Make all necessary provisions for site-related temporary roads, tracks, crossings, hard standing, etc., required for the execution of the works. Maintain these temporary surfaces at the required standard throughout the duration of the works.

#### 1.3.1.12 Project Sign Board

Obtain approval for and provide and erect for public display, a timber-framed printed Project Sign Board measuring ---mm wide x ---mm high.

The project sign board shall include images and graphics to the Architect's/Designer's design, and display the following:

- the Project name; and
- the Principal's name; and
- the Project Consultants' names; and
- the Main Contractor's name; and
- if requested by the Contractor, the names of their Sub-Contractors.

#### 1.3.1.13 Setting Out

Accept responsibility for the correct and accurate setting out of the works to conform to the drawings, and that specified locations, orientations, depths and levels are strictly adhered to.

As necessary, locate and verify survey marks and datum points and maintain their accurate position.

Establish reference points, datums, profiles or similar clear of excavations and to allow for easy and accurate checking at all stages of construction. Ensure these are not damaged or dislodged during construction operations.

Where required, employ a licensed cadastral surveyor to establish and set out the positions of the foundations, grid lines and floor levels.

Where required, issue to the Building Consenting Authority a copy of the surveyor's certificate (Pegging Certificate or Building Location Certificate) in accordance with the conditions of the Building Consent.

### 1.3.2 Temporary Works & Services

#### 1.3.2.1 General

Make provision for all temporary works and services required for the satisfactory completion of the contract works.

Pay all associated costs and fees; carry out all necessary maintenance, alterations and servicing requirements; and remove temporary works and services on completion of the contract works. Temporary works and services shall comply with the requirements New Zealand Building Code.

#### 1.3.2.2 Site Water

Make all necessary arrangements for the provision and reticulation of clean, fresh potable water required for site amenities and for the construction works.

#### 1.3.2.3 Site Electricity

Make all necessary arrangements for the availability and connection of temporary electrical power required for operating site facilities and amenities, health and safety and security requirements, and plant operation and general construction use in strict accordance with electrical regulations.

Comply with the network utility operators requirements, and be responsible for maintaining and servicing temporary electrical distribution plant and equipment as necessary.

#### 1.3.2.4 Site Phone & Data Facilities

Make all necessary arrangements for the availability and connection for temporary site telephones, facsimiles and computer email and internet services required for the sending and receiving and printing of communications to and from the site.

#### 1.3.2.5 Site Perimeter Fencing

Provide and maintain all necessary fencing at the perimeter of the site in accordance with NZBC F5/AS1, prior to commencing the works, in order to prevent unauthorised entry by the public onto the site.

Site fences adjacent to public spaces shall:

- extend at least 2.0m from ground level on the side accessible to the public; and
- have a maximum 100mm gap between bottom of the fence and ground; and
- be constructed of galvanised chainlink netting with maximum 50 x 50mm grid size; and
- have posts spaced apart at maximum 2.5m.

#### 1.3.2.6 Site Perimeter Hoardings

Provide and maintain all necessary hoardings at the perimeter of the site in accordance with NZBC F5/AS1, prior to commencing the works, in order to prevent unauthorised entry by the public onto the site.

Site hoardings adjacent to public spaces shall:

- extend at least 2.0m from ground level on the side accessible to the public; and
- have a maximum 100mm gap between bottom of the hoarding and ground; and
- have continuous cladding in any of the following materials:
  - close-butted timber at least 19mm thick; or
  - 6mm exterior-grade plywood on studs spaced at maximum 600mm centres; or
  - 9mm exterior-grade plywood on studs spaced at maximum 1000mm centres; or
  - continuous metal cladding constructed with studs and rails to provide comparable strength and rigidity.

#### 1.3.2.7 Site Cleaning & Waste Management

Accept responsibility for and make all necessary provisions for periodic site cleaning, and for the management and disposal of all construction waste material, recyclable waste, and materials requiring special disposal during the contract period.

The Contractor and their subcontractors shall:

- conform to applicable regulations for disposal and removal of common and hazardous waste; and
- handle and dispose of all hazardous and banned materials in accordance with national and local regulations - such materials include, but are not limited to asbestos, underground storage tanks, polychlorinated biphenyls (PCBs), abandoned chemicals (petrol, pesticides, herbicides, flammable and combustible substances), freon from cooling equipment, lead-based paints, smoke detectors and mercury-containing switches; and
- pay all associated disposal fees.

If a project-specific waste management plan is to be implemented and deployed, ensure that all site personnel, including management and staff, subcontractors and material suppliers, are fully aware of the specific procedures and requirements and have access to or copies of the waste management plan.

The disposal of rubbish and construction waste materials by burning on the site is NOT permitted under any circumstances.

#### 1.3.2.8 Site Security

Accept responsibility for the security of the site, the works, plant and materials during and after working hours, over the period of the contract, and:

- take all reasonable precautions and make provision for the general security of the site, including unauthorised access to the site, to the works and to adjoining properties; and
- safeguard the site, the works, plant and materials from damage and theft.

#### 1.3.2.9 Dust & Noise Control

Take measures to minimise nuisance from dust, noise and other causes affecting adjoining properties and the public.

Dust:

- The effects of dust shall be appropriately managed within the boundary of the site.
- Comply with the conditions of the Resource Consent/Building Consent related to dust control.

Noise:

- Permitted construction noise levels shall be less than the maximum limits required by the Territorial Authority and NZS 6803.
- Comply with the conditions of the Resource Consent/Building Consent related to noise control.
- As required, prepare a site-specific Construction Noise Management Plan.

#### 1.3.2.10 Stormwater & Sediment Control

Carry out excavation and construction works and operations to ensure that they fully comply with the relevant controlling environmental authority's sediment control and stormwater discharge guidelines.

Provide suitable measures to prevent or minimise sediment generation and silt runoff. If at any time the performance of the stormwater and sediment control works, or ongoing review of them, indicates that they need to be extended or modified, the design modification and construction shall be undertaken at no extra cost to the Principal.

#### 1.3.2.11 Concrete & Cement Wash-Water Control

Carry out construction works and operations to ensure that they fully comply with the relevant controlling environmental authority's requirements for concrete and cement wash water control.

Provide suitable protective measures necessary to prevent the runoff of concrete/cement wash-water or slurry from entering drains and waterways, and contaminating existing paved or landscaped areas and adjoining properties (public or private). Such measures shall be maintained and remain in place as necessary for the duration of the works.

#### 1.3.2.12 Construction-Keyed Locksets

Locksets shall be temporarily keyed alike for construction use to access approved spaces, and replaced with master-keyed cylinders in accordance with the Door Hardware Schedule and security requirements.

### **1.3.3 Protection of Existing Features**

#### 1.3.3.1 Survey Marks

Preserve and maintain in their true position all survey marks other than marks which are required to be covered or removed by the contract works. Accept responsibility to reinstate/replace any survey mark that is disturbed or obliterated by the works.

#### 1.3.3.2 Adjacent Sites

Take all necessary care to prevent damage to adjoining public and private property, such as existing buildings, existing roads, footpaths, fences, site services, trees, landscaping site features, until completion of the works. Any adjoining public or private property damaged by the Contractor's construction activities, or failure to protect these, shall be reinstated/made good to the required standard.

Accept responsibility for keeping all public thoroughfares clear and free of debris and contamination from the contract works.

#### 1.3.3.3 Existing Buildings & Structures

Take all necessary precautions and make appropriate provisions to protect from damage and contamination any existing building or other structure within the site designated to remain intact while the contract works are being carried out.

#### 1.3.3.4 Existing Trees & Site Features

Take all necessary precautions and make appropriate provisions to protect from damage existing trees, gardens, fences, walls, gates, hard paving or other existing site feature designated to remain intact while the contract works are being carried out.

Requirements when working around protected trees:

- comply with Territorial Authority requirements and with the requirements of the Resource Consent/Building Consent.
- provide and erect protective fencing around the drip line of all existing trees to be protected. Note: for fastigate species (those with erect, almost parallel branches) the tree-protection zone equals half the height of the tree and the tree root zone may extend well beyond the canopy drip-line.
- if any protected tree requires pruning to allow for scaffold installation, crane or vehicle movements, or materials' storage, notify the Contract Administrator and seek written instruction before undertaking any pruning.
- when operating plant or machinery near the tree-protection zone all care must be taken to avoid damage to the trunk and branches of the tree.
- no vehicles may be parked within the tree-protection zone.
- no construction materials, equipment or liquids may be stored within or near the tree-protection zone and care must be taken to stop run-off from construction debris, fuel or rinsing of plant and equipment from entering the soil in or around the root zone.
- do not attach notice boards, telephone cables, taps or other services to any part of a protected tree.
- Concrete mixing should not be carried out within 10m of the tree-protection zone.
- any excavation inside the drip line or root zone of a protected tree shall be dug by hand, air-spade or hydro jet.
- any roots exposed during excavation must not be ripped, pulled or torn by machinery, and should be immediately covered with sacking or similar material and kept moist.
- should roots larger than 20mm be discovered during excavation inside the drip line of a protected tree, notify the Contract Administrator and only recommence work when written approval has been obtained from them.

#### 1.3.3.5 Existing Site Services

Take all necessary precautions and make appropriate provisions to protect from damage and contamination existing services (buried, fixed, suspended) within the works area that are designated to remain intact while the contract works are being carried out.

Accept responsibility to:

- as required, cooperate with the requirements of the utility network operators; and
- provide as necessary all temporary covers, caps, etc., to prevent any moisture, dust and other contaminants entering service ducts, conduits, pipes, control boards, etc.; and
- ensure that manholes, pits, hydrants, tobys and other surface openings in the vicinity of the works are not concealed by construction amenities, plant, materials, etc.

#### 1.3.3.6 Explosives

The use of explosives in the contract works is prohibited.

### 1.3.4 Traffic Control, Crossings & Plant

#### 1.3.4.1 Temporary Vehicle Crossings

Form a temporary vehicle crossing for use by construction traffic for the duration of the contract. Refer to the drawings for designated location. Comply with Regulatory Authority requirements for the construction of temporary vehicle crossings. Ensure the temporary vehicle crossing is capable of supporting the heaviest loads to be delivered to the site.

Maintain temporary vehicle crossings to the required standard until it is no longer required for construction traffic. When obsolete, remove crossing and reinstate surfaces as specified and as shown on the drawings.

#### 1.3.4.2 Protect Existing Vehicle Crossing

Provide protection to existing vehicle crossings designated for use by construction traffic for the duration of the contract.

Comply with Regulatory Authority requirements for the installation of any temporary protection required for the crossing. Ensure the temporary protection is capable of supporting the heaviest loads to be delivered to the site.

Maintain the crossing to the required standard until it is no longer required for construction traffic. Carry out any required remedial/replacement work to the crossing, as a result of damage caused by the works during the contract period, in accordance with the requirements of the Regulatory Authority.

#### 1.3.4.3 Wheel-Wash Area

Where required, either due to the nature of the work or as a condition of the Resource Consent/Building Consent, establish, service, maintain and use a suitable wheel-wash system for all vehicles exiting the site so that mud is not tracked off site onto sealed roads.

#### 1.3.4.4 Plant & Equipment

Provide suitable temporary stormwater contamination control provisions in areas designated for the refueling and overnight parking of plant and equipment as will prevent pollution to stormwater courses, natural water ways and groundwater. Take all necessary measures to ensure that no hydrocarbons or other contaminants are allowed to drain to ground during any operation.

Any soils which may have been contaminated by hydrocarbons must not be spread on-site, but shall be disposed of in a controlled manner suited to the type and level of contamination, including, but not limited to, double bagging and disposal at a registered contaminated landfill, if appropriate.

Ensure all plant and equipment fully complies with relevant health and safety requirements at all times of operation.

## 2 SITEWORKS

### 2.1 Preliminary

Refer to General Conditions of Contract and the Special Conditions in this Specification as appropriate. Read this section in conjunction with all other trade sections.

### 2.2 Compliance

Comply with the New Zealand Building Code 1992 including all revisions and amendments, Verification Methods where appropriate, and construction principles that are embodied in the Acceptable Solutions.

### 2.3 Site & Scope

#### 2.3.1 Site

Note that no claims will be recognised on the grounds of insufficient description of existing site conditions in the Contract Documents.

#### 2.3.2 Scope

This section covers:

Demolition work

Removal of vegetation

Excavation as required for foundations and slabs

Supply, placing and compaction of hardfill basecourse and sand blinding

Supply and placing of any site concrete required

### 2.4 Landscaping

#### 2.4.1 Topsoil

Landscaping by others

## 3 CARPENTRY

### 3.1 Preliminary

Refer to General Conditions of Contract and the Special Conditions in this Specification as appropriate. Read this section in conjunction with all other trade sections.

### 3.2 Compliance

Comply with the New Zealand Building Code 1992 including all revisions and amendments, Verification Methods where appropriate, and construction principles that are embodied in the Acceptable Solutions.

Comply with all relevant provisions and recommendations of:

1491:1996(AS/NZS)	Finger jointed structural timber
1859.1:2017(AS NZS)	Reconstituted wood-based panels - Specifications - Part 1: Particleboard
1859.2:2017(AS NZS)	Reconstituted wood-based panels - Specifications - Part 2: Dry process fibreboard
2270:2006(AS/NZS)	Plywood and blockboard for interior use
2271:2004(AS/NZS)	Plywood and blockboard for exterior use
2295:2006(NZS)	Pliable, permeable building underlays
2904:1995(AS/NZS)	Damp-proof courses and flashings
2908.2:2000(AS/NZS)	Cellulose-cement products - Flat sheets
3601:1973(NZS)	Metric dimensions for timber
3602:2003(NZS)	Timber and wood-based products for use in building
3603:1993(NZS)	Timber Structures Standard
3604:2011(NZS)	Timber-framed buildings
3617:1979(NZS)	Specification for profiles of weatherboards, fascia boards, and flooring
3622:2004(NZS)	Verification of timber properties
3631:1988(NZS)	New Zealand timber grading rules
3640:2003(NZS)	Chemical preservation of round and sawn timber
AS/NZS 1080.1:2012	Timber - Methods of test - Method 1: Moisture content
AS/NZS 2269.0:2012	Plywood - Structural - Part 0: Specifications
NZBC B2/AS1	Durability
NZBC E2/AS1	External Moisture

### 3.3 General

This section includes the receiving, stacking and storage of all Carpenter's materials and the fabrication, erection and fixing of all framing, sheathings and finishing timbers, including all work incidental to neatly finishing in other trades and all temporary work and temporary bracing.

The Carpenter shall attend upon all trades, and shall supply and fix all obviously necessary but not specifically mentioned fixings and materials.

## 3.4 Timber Framing

### 3.4.1 Scope

Supply and install timber framing to the floors, walls, roofs, and other timber framed elements, as identified and detailed on the drawings. All aspects of this work shall be in accordance with NZS 3604, product manufacturers' recommendations, and as shown on the drawings and the specification.

### 3.4.2 Workmanship

Where required by the NZ Building Act 2004 it is the building contractor's responsibility to ensure that all restricted building work is carried out by a Licensed Building Practitioner.

All work shall be carried out to current best trade practise by experienced and competent tradesmen, familiar with the materials and installation techniques, in accordance with NZS 3604 and as shown on the drawings.

Co-operate with other trades to ensure that all preliminary and preparatory works are completed to specification and as shown on the drawings prior to installing timber framing. Co-ordinate with other trades to install timber framing as required.

### 3.4.3 Timber Framing

#### 3.4.3.1 Timber Grade and Quality

Unless otherwise noted or specified on the drawings or specification, all framing timber shall be minimum structural grade SG 8 Radiata pine in accordance with NZS 3622.

Framing timber shall be seasoned or kiln dried, and be straight and true and free from wind, warp and distortion, and in lengths suitable for the members required, and shall have a moisture content of between 12% and 18% before installation.

Do not use damaged, faulty or defective materials.

#### 3.4.3.2 Timber Treatment

All non-durable timber framing shall be appropriately treated against moisture and/or insect decay by treatment plants with recognised quality assurance systems that are administered by the Timber Preservation Council (NZTPC). Treatment of timber and wood-based building products shall be to the requirements of NZS 3602 as an absolute minimum, and all treated timber shall be identified and marked as required.

Carefully manage treated framing during installation to avoid accidental use of timber with a lower performance or durability treatment than that required or specified.

#### 3.4.3.3 Storage & Handling

Check timber framing upon delivery and reject sub-standard or damaged material.

Store timber framing dry under cover, fillet stacked and well clear of the ground, and protect from damage, moisture, and contamination.

Ensure all appropriate personal protection equipment is worn at all times when handling and cutting treated framing.

#### 3.4.3.4 Framing Installation

All timber framing members, including all dwaning, strutting, blocking, bracing etc, shall be sized, setout, fitted and fixed to the requirements of NZS 3604 and as shown on the drawings to accommodate structural loadings, cladding and lining setout and support, and the installation of other building components, fixtures and fittings.

All framing shall be erected without deviation, true to line, level, angle and plumb, and evenly aligned and square, and within the tolerances allowed in NZS 3604 Table 2.1. Framing members accurately cut, lapped, housed, joined, and seated so as to provide full contact over the bearing surfaces.

Temporarily prop, brace, tie, and secure framing members and elements as required until the framing is complete and self supporting. Leave in place for safety purposes as long as required.

Protect timber framing as required during installation against damage and moisture, and against significant variation of moisture content until ready for lining. Avoid ponding of water around floor plates.

#### 3.4.3.5 Concrete Separation

Separate timber framing with an approved continuous damp proof course when in direct contact with concrete or masonry. Ensure that the DPC material is compatible with the timber treatment.

Free draining separations to external vertical faces shall be 12mm minimum and as noted on the drawings.

#### 3.4.3.6 Timber Re-treatment

All cut or drilled surfaces of H4 and H5 treated timber framing shall be flood coat re-treated, with a suitable product recommended by the original treatment plant, before installation.

#### 3.4.3.7 Edge Notching and Centre Holes

The notching, checking, and boring of framing members shall be in strict accordance with the requirements of NZS 3604.

Avoided checking and cutting where possible and keep to such dimensions so as not to prejudice the purpose for which the member is used. Keep edge notching to a minimum and where possible use centrally bored holes instead.

Concealed services pipes and wiring shall not project beyond the framing face and where possible shall be beyond the lining's fixing reach.

#### 3.4.3.8 Framing Protection

Protect timber framing as required during installation against damage and moisture, and against significant variation of moisture content until ready for lining. Avoid ponding of water around floor plates.

#### 3.4.3.9 Built-up Framing Members

Except for jack studs, bottom plates and top plates, framing members may be substituted with built-up members in accordance with the limitations of NZS 3604 2.4.4.7 with the prior approval of the Architect/Designer only.

### 3.4.4 Steel Fixings

#### 3.4.4.1 Fastenings and Connectors

Unless otherwise noted or specified, timber framing fastenings and connectors shall be as specified in the relevant fixing schedules of NZS 3604 or have an equivalent capacity as specified therein. Timber framing connectors and fixings shall comply with the product information as required in NZS 3604 2.4.6, and shall be used and installed in accordance with the manufacturer's recommendations. Pre-drill nail holes in split-prone framing as necessary.

#### 3.4.4.2 Durability of Fixings & Fastenings

Unless otherwise noted or specified, the minimum durability of timber framing fixings and fastenings, excluding nails and screws, shall comply with the durability requirements of NZS 3604 Table 4.1.

Galvanised steel fixing components, excluding nails and screws, shall have galvanised coating masses in accordance with NZS 3604 Table 4.2.

Unless noted or specified otherwise, the materials for nails and screws shall be as given in NZS 3604 Table 4.3.

Steel fixings and fastenings in contact with timber treated with copper based timber preservatives (H3.2 or higher) shall be in accordance with NZS 3604 4.4.4.

Stainless steel nails shall be minimum Grade 304 unless otherwise specified or noted.

#### 3.4.4.3 Bolts and Coachscrews

Unless specified or shown otherwise, all bolted and coach screwed connections shall be M12 or M16 in accordance with the relevant fixing requirements given in NZS 3604.

Bolted and coach screwed connections shall have either a 50mm x 3mm square, or a 55mm x 3mm round, washer to each head and nut for M12 and M16 fixings. Washers shall be of the same material and durability as the bolt or coach screw.

### 3.4.5 Wall Framing

#### 3.4.5.1 Plates

Top and bottom plates shall be to the dimensions and layout shown on the drawings. Unless specified or shown otherwise, top and bottom plates shall be fixed in accordance with NZS 3604 7.5.12 and Tables 8.18 and 8.19, true to line and level or angle.

Joints in top plates shall be made over a stud or over blocking between studs, and all top plate connections shall be in accordance with NZS 3604 8.7.3. Form all holes and edge notches in top and bottom plates in accordance with NZS 3604 8.7.5.

#### 3.4.5.2 Studs

Studs shall be to the dimensions and spacings shown on the drawings, and installed true to line and plumb in both directions between top and bottom plates.

Unless noted otherwise, non-load bearing wall studs shall be to the spacings given in NZS 3604 Table 8.4, stud width as shown on the drawings.

Form all holes and edge notches in studs in accordance with NZS 3604 8.5.1.5. Do not notch, check, cut, or bore holes in the middle third of any trimming stud.

Should the need arise, studs shall be straightened in accordance with NZS 3604 8.5.3 with prior approval from the Architect/Designer only.

Unless noted otherwise, studs in loadbearing walls for 3 kPa floor loads shall be in accordance with NZS 3604 Table 14.10.

#### 3.4.5.3 Lintels

Lintels shall be to the dimensions and locations shown on the drawings, and installed true to line and level, and shall be supported by a 45mm thick doubling stud or jack stud fixed to a trimming stud, and secured against uplift in accordance with NZS 3604 8.6.1.8 as required. The thickness of a lintel may be made from two or more members, where each member is the length of the lintel, in accordance with NZS 3604 2.4.4.7.

#### 3.4.5.4 Sill & Head Trimmers

Unless specified or shown otherwise, sill and head trimmers to openings shall be the same width as the wall stud and to the thickness given in NZS 3604 Table 8.15, and installed at the required opening height true to line and level, and supported by a 45mm thick doubling stud or jack stud fixed to a trimming stud.

#### 3.4.5.5 Dwargs

Dwargs shall be the same width and thickness as the wall stud, and installed at the centres noted on the drawings, and accurately cut and fixed in place true to line and level and flush with stud edges. Dwargs fixed in accordance with NZS 3604 Table 8.19.

### 3.4.6 Roof Framing

#### 3.4.6.1 Rafters

All rafters (including hip, valley and jack rafters) shall be to the dimensions, spacings, pitch, and layout shown on the drawings.

Rafters shall be aligned and paired at the required spacings to ridge boards, ridge beams, hip rafters and valley rafters, and as shown on the drawings, and installed parallel, true to line, pitch and plane, and fixed in accordance with NZS 3604 Table 10.1.

Any required jointing of rafters shall be made over supports shown on the drawings only.

Unless shown otherwise, rafter seating to top plates, beams, and lintels shall have a minimum bearing of 32mm without reducing the rafter depth to less than 65mm, or 80%, at the birds mouth.

Extend rafter ends to form eaves as detailed on the drawings and in accordance with NZS 3604 10.2.1.14.

Fly rafters and outriggers installed to form gable verges as detailed on the drawings and in accordance with NZS 10.2.1.15.3

#### 3.4.6.2 Purlins

Purlins shall be to the dimensions and spacings shown on the drawings and as required by the cladding material, and fixed to rafters and/or trusses in accordance with NZS 3604 Table 10.10 (purlins on their flat) and/or Table 10.11 (purlins on their edge).

Purlins on their flat shall be continuous over a minimum of two spans.

Provide all necessary blocking and lateral support to purlins laid on edge in accordance with NZS 3604 10.2.1.16.6, and as detailed.

Extend purlins to form gable verges as detailed and in accordance with NZS 3604 10.2.1.15.

#### 3.4.6.3 Roof Bracing

Roof bracing shall be as shown on the drawings and in accordance with NZS 3604 10.3 and 10.4 as necessary.

## 3.5 Workmanship & Materials

### 3.5.1 Workmanship

#### 3.5.1.1 Supervision

Where required by the NZ Building Act 2004 it is the building contractor's responsibility to ensure that all restricted building work is carried out by a Licensed Building Practitioner. It is the main contractor's responsibility to ensure that the construction of all structural timber complies in all respects with the drawings and the specification.

All non-restricted building work shall be carried out by or under the direct supervision of competent tradespersons, suitably qualified for the work undertaken, and in accordance with the best and latest trade practice.

#### 3.5.1.2 Timberwork

All timber shall be worked and cut to be true and square and free from wind and warp with all joints matching and mating to a proper contact fit over the full surface of the joint. All connections whether nailed screwed, glued, mortised or dovetailed shall be accurately made and properly executed to provide sound satisfactory connections for the class of work required.

Timber containing unacceptable defect or distortion shall not be cramped to provide mating at connections but shall be discarded and replaced by true defect-free timber before connections are made. Distribute any acceptable defects in timber so as not to impair the strength or the appearance of the finished work. Do not cut studs across the grain to straighten them.

The checking and cutting away of timbers shall be avoided where possible and shall be limited to such dimensions as will not prejudice the purpose for which the timber is used. Observe NZS 3604 restrictions on holing and checking of timber joists and beams. Concealed services pipes and wiring shall not project beyond the framing face and where possible shall be beyond the linings/claddings fixings reach.

Neatly punch exposed nailing to the diameter of the nail head below the surface. Completely remove bruises and tool marks, and replace all split timbers and hammer-marked finishing timbers.

Fit a 3-ply bituminous DPC or a single layer high impact polyethylene DPC at all timber to concrete junctions to provide complete separation. Ensure that the DPC material is compatible with the timber treatment.

Clean out framing voids before fixing sheathings or linings. Ensure framing voids are fully vermin proofed to the exterior. Build in as necessary all required flashings (supplied by others) to windows, doors, roof edges, etc.

### 3.5.1.3 Existing Timberwork

Check the condition of existing timber framing, flooring, weatherboards/cladding, timber facings and trim, etc., as access is available during the contract, and report any deterioration to the Architect/Designer. Any remedial works to be proceeded with will be directed as Variations to the Contract.

### 3.5.1.4 Wall Underlay

Install a flexible heavyweight building paper or breathable/absorbent wall underlay behind all exterior wall claddings, fixed horizontally, with minimum 150mm horizontal laps and minimum 150mm vertical joint laps made over a stud, and kept taut without sagging or bulging.

Fix wall underlay at maximum 300mm centres, with 6mm - 8mm stainless steel staples or 20mm large-head galvanised clouts or galvanised proprietary fixings, fixed through nylon vertical strapping at every stud in exposed locations. Provide additional fasteners fixed through the underlay around framed openings. Cut window and door openings just prior to joinery installation; cut underlay at 45° angle away from each corner and return full framing depth and fasten to inside of frame.

Finish wall underlay at edges as detailed, and return full framing depth into window and door openings. Install all necessary flexible flashing tapes to openings, around pipes, ducts and other services penetrating the underlay, parapet and balustrade junctions, along head flashings and inter-storey flashings when installed, as required to seal the underlay, in accordance with wall underlay manufacturer's requirements and as shown on the drawings.

For drained cavity construction to framed walls without a rigid wall underlay and where the studs are at greater than 450mm centres, restrain the underlay with nylon strapping to prevent the underlay from bulging into the cavity space.

Any damaged underlay shall be made good by lapping in a new section.

Do not leave wall underlays exposed before covering with wall cladding for more than the manufacturer's recommended duration.

### 3.5.1.5 Roof Underlay

Install heavyweight building paper or breathable/absorbent roof underlay behind roof cladding as detailed, with minimum 150mm side and end laps, lapped such that any water will be shed to the outside of the underlay, and sufficiently tensioned in a manner that prevents sagging or ponding.

R1 class roof underlays shall be fully supported on nylon straps or non-corrosive netting/mesh; R2 class self-supporting underlays shall be laid to maximum 1200mm span between adjacent supports.

Run roof underlay horizontally or vertically up the roof slope on roof pitches above 10° pitch, and horizontally on roof pitches 10° or less.

Fix roof underlay at maximum 300mm centres to purlins, with 6mm - 8mm stainless steel staples or 20mm large-head galvanised clouts or proprietary underlay fixings.

For tiled roofs, lay the roof underlay over the anti-ponding board and non-corrosive support netting/mesh, and fix at maximum 300mm centres to the rafters/trusses before the tile battens are installed.

Finish roof underlay along roof edges and junctions, valley gutters, and at the ridge as shown on the drawings. Carefully cut underlay at roof openings at 45° angle away from each corner and lap-tape closed to framed up-stands, ducts and other services penetrating the underlay in accordance with the underlay manufacturer's requirements and as detailed. Roof underlay must be separated from chimneys and flues in accordance with the requirements of the NZBC

### C1-C6 Acceptable Solutions.

Any damaged underlay shall be made good by lapping in a new section.

Do not leave roof underlays exposed before covering with the roof cladding for more than the manufacturer's recommended duration.

#### 3.5.1.6 Window Installation

Prepare window and external door framing openings for joinery installation by neatly cutting the building wrap at 45° into corners, returning turning the wrap through the frame depth and fixing to the inside face.

Over-flash the underlay along the sill with a flexible flashing tape, installed full frame depth and length of the opening, returned minimum 100mm up the jambs, and with minimum 50mm return over the outside edge.

Over-flash the underlay at head/lintel corners with a flexible flashing tape, extending minimum 100mm each way from the corner, full frame depth, and with minimum 50mm return over the outside face.

Install external joinery frames with metal flashings as detailed and/or as required to completely weatherproof all frame-to-cladding junctions.

Unless shown otherwise, head flashings shall be carried minimum 75mm up behind claddings, extended at 15° out over the joinery head or facing board and returned down to cover the joinery or facing board minimum 10mm and finished with a 5mm, 45° 'kick out' drip-edge.

Neatly dress down the head flashings at the ends of the facings - for drained cavity construction, also form up-turned stop-ends in-line with the outside edge of cavity above.

Install metal (as specified) head flashings, fixed over the wall underlay, with the flashing upstand over-flashed minimum 50mm with a flexible flashing tape against the underlay, or with an additional piece of underlay extended over and lapped behind the underlay above, behind the inter-storey flashing or sill flashing above, or to the underside of the eaves.

Unless shown otherwise, sill flashings, where required, shall have a minimum 5° slope, minimum 8mm rear upstand with sealed sloping stop-ends, and be carried down minimum 35mm over the lower cladding and finished with a 5mm, 45° 'kick out' drip-edge.

Take delivery of window and door joinery. Check substrates for correct profile and alignment and that the joinery is fabricated to the correct wall construction set-out and depth. Set shims or pack as necessary to install joinery exactly true and square. Use appropriate separators between aluminium and other materials, and fix securely with due regard for any anticipated movements and for linings, trim, etc.

Install neat sealant beads as detailed or required.

After joinery installation, install closed cell backing rods as required and expanding foam seal the gap between the opening substrate and joinery liners/reveals (all round, from the inside).

On completion ensure that all sashes and doors neatly fit the openings with regular tolerances to all edges, and that all moving components and hardware are correctly adjusted and operating smoothly, without binding, to the required functionality.

### 3.5.1.7 Joinery Installation

Take delivery of all scheduled joinery items (doors, cabinets, shelves, etc.) and install in the positions shown, accurately aligned, true to level, plumb and square, and securely fastened as noted and in accordance with best trade practice and with due regard for adjacent linings, finishes and trim, and anticipated movements.

Cabinets scribed and/or recessed packers scribed to adjacent surfaces as detailed or directed. Protect all installed Joinery from damage including surface marking and contamination, dirt and dust, and moisture until completion. Do not use Joinery items for working supports or platforms or for storage of materials or tools and equipments.

On completion ensure that joinery item doors and drawers all neatly fit the openings with regular tolerances to all edges, and that all moving components and hardware are correctly adjusted and operating to the required functionality.

## 3.5.2 Timber

### 3.5.2.1 Timber Materials

All timber shall be graded in accordance with NZS 3631 - Structural Grade MSG8 or better for all framing timber - (to meet the requirements of Table 2.3 of NZS 3603 for mechanically graded timber), and Dressing Grade for all finishing timber. Timber that is deemed below standard, in the opinion of the Architect/Designer, shall be removed from the site.

All non-durable timber, including components in manufactured items, shall be appropriately treated against moisture and/or insect decay by treatment plants with recognised quality assurance systems that are administered by the Timber Preservation Council (NZTPC). Treatment of timber and wood-based building products shall be to the requirements of NZS 3602 as an absolute minimum, and all treated timber shall be identified and marked as required.

Ensure that similar timbers with different treatment levels are carefully managed during construction to avoid accidental use of an H1 treated item where H3 hazard class treatment is required by the NZS 3602.

Do not use LOSP (light organic solvent-based preservative) treated timber that has not adequately 'flashed-off'.

Ensure that all cut or drilled surfaces of H4 and H5 hazard class treated timbers are flood coat re-treated, with the product recommended by the original treatment plant, before installation.

All timber shall be seasoned or kiln dried, to the stable moisture content, be straight and true and free from wind, warp and distortion, and in lengths suitable for the members required and the location in the finished construction. All framing timber shall have a moisture content between 12% and 18 % before being installed. If the use of inadequately seasoned timber results in damage or opening joints in the finished building the timber shall be replaced. Fixing of internal linings shall be delayed after closing in until the timber framing has dried back below 20% moisture content and to allow for the maximum settling of substrates.

All kiln dried, dressed and/or finishing timbers shall be stacked under cover on delivery to the site, and all timber shall be full to the nominal sizes shown or specified, subject only to normal cutting and dressing tolerances.

All finishing timber shall have machine marks, stains and roughness removed and shall be sanded smooth.

Ensure that enclosed surfaces and ends of paint-finished exterior finishing timbers are fully primed before fixing. If this trade (Carpentry) carries out the priming it shall be to the specification and standard required of the Painter.

Unless specified otherwise, exposed framing timbers shall be unfinished to the exterior, and be fine bandsawn milled, treated with a minimum of discolouration, handled carefully at all times to avoid surface damage, and delivered free of crayon or pencil or other markings. Hazard class treatment markings shall be on the ends, NOT on the faces.

#### 3.5.2.2 Timber Species

Unless noted or specified on the drawings, in the list below, or elsewhere in this specification all timber used shall be Radiata pine.

Other timbers shall be as follows:

- Douglas Fir (*NZ Oregon, Psuedotsuga menziesii*)
- Jarrah Clears (*Eucalyptus marginata*)
- Kwila Clears (*Merbau*)
- Balau (*Shorea spp*)
- Kwila (*Merbau*)
- Cedar Clears (*Western Red Cedar, Thuja plicata*)
- Rimu - (*NZ Red Pine*)
- Vitex Clears - (*Vitex cofassus*)
- Eucalypt Saligna Clears - (*Sydney Blue Gum*)
- Tasmanian Oak - (*Eucalyptus delegatensis / obliqua / regnans*)

Note: the use of alternate grades and varieties to those specified is subject to approval in each instance.

#### 3.5.2.3 Timber Cavity Battens

To wall areas as noted install H3.1 treated ex.50mm x 25mm timber battens to form a drained vertical cavity complying with E2/AS1 in all respects. Ensure that flexible wall underlay and flexible flashing tape are completely and correctly installed before fixing battens in place. Fix the battens with 60mm hot-dip galvanised flat head nails at maximum 400mm centres, ensuring that the batten set-out completely fulfils the cladding's fixing requirements. Install 1:12 sloping horizontal cavity spacers where required to suit claddings, keeping the ends 50mm clear of the vertical battens.

#### 3.5.2.4 Other Materials

Materials shall be delivered to site with the packaging and labelling intact, shall be of the same type, finish or colour to maintain continuity, shall be stored, and conditioned if required, in accordance with manufacturer's recommendations, and shall be protected from damage, contamination, and moisture - as appropriate.

Handle all materials in accordance with best practice and the manufacturer's requirements, and in a manner that prevents damage or deterioration to the material. Do not use damaged or defective materials or products, or products that are beyond their designated shelf life.

### 3.5.3 Proprietary Sheet Bracing Systems

Proprietary sheet bracing systems to walls, ceilings and sub-floor foundations shall be installed in strict accordance with the manufacturer's technical literature and design guides. No materials specified in the manufacturer's technical literature and design guide can be substituted without the written approval from the Architect/Designer.

### 3.5.4 Fixings

#### 3.5.4.1 Nails

Comply with the requirements of NZS 3604 Section 2.4.4 and the Nailing Schedules of NZS 3604 as applicable. Unless noted or specified on the drawings or elsewhere in this specification, all nails fixing exterior timbers shall be Grade 304 or 316 stainless steel. Nails that will be covered with plaster or any similar material shall be hot-dipped galvanised, unless noted or specified otherwise.

Finishing brads to all finishing timbers shall be set out neatly and punched to the diameter of the nail below the surface. Bore slightly undersize holes for nailing that could cause splitting of the timber. Power-driven staples are completely unacceptable in finishing timbers.

#### 3.5.4.2 Screws

Screw fastenings shall be of suitable gauge, head type, thread design, and length to provide secure fastening into the substrate material, and be suitable for the assembly/construction of the fixed item/element and the substrate material.

Unless noted or specified otherwise, screws exposed to the exterior shall be Grade 304/316 stainless steel or hot-dipped galvanised, and hot-dipped galvanised or similar corrosion resistant for damp situations.

Self-drilling screws shall be in accordance with AS 3566 for fastener type and corrosion resistance class.

Unless noted or specified otherwise, screws fixing hardware or similar shall be of the same material and finish as the hardware. Except where raised head screws are shown or specified, screws shall be countersunk flush or recessed where stopped/filled.

#### 3.5.4.3 Bolts

Where bolts are used they shall be complete with nuts and washers unless specified otherwise. All bolts, nuts and washers shall at least meet the durability requirements of NZS 3604 Table 4.1. Where a higher durability material is specified on the drawings, the higher durability material shall be used. The diameter of a hole for a bolt shall not be less than the bolt diameter nor exceed it by 1.5mm.

For the following bolt diameters use washer sizes as below unless noted otherwise on the drawings:

- up to M8: 25x 25 x 1.5mm;
- up to M12: 50 x 50 x 3mm;
- up to M20: 65 x 65 x 5mm;
- up to M20: 75 x 75 x 6mm.

Round washers may be used providing they are of a thickness and area not less than those specified above.

Subfloor framing - unless noted otherwise on the drawings, cast-in holding down bolts for subfloor framing fixed to concrete foundation walls shall be M12 Grade 304 stainless steel, embedded minimum 150mm into concrete, to the spacings required by NZS 3604, and located centrally on the timber.

Bottom plates - unless noted otherwise on the drawings, cast-in holding down bolts for bottom plates fixed to a concrete slab shall be M12 galvanised, embedded minimum 120mm into concrete, to the spacings required by NZS 3604, and located centrally on the timber.

Framing - timber/timber and timber/steel - Unless noted otherwise on the drawings, M16, hexagonal head mild steel and with 50 x 50 x 3mm washers.

Timber/concrete (dry situations) - Unless noted otherwise on the drawings, Ramset Trubolts, T12140 at maximum 900mm centres - for damp or exterior situations use stainless steel Trubolts.

Bolts shall be tightened until the washer just indents the timber surface. Exposed bolts shall be re-tightened just prior to Practical Completion to remove any slack consequent on timber shrinkage. Allow to countersink bolt heads and nuts as necessary to clear linings.

#### 3.5.4.4 Framing Hardware

Proprietary timber framing hardware and fixings, including multigrips, joist shoes, Z nails, gang nails and similar hardware, may be used where specifically approved, or where required on the drawings or by NZS 3604 schedules, in accordance with the manufacturer's requirements.

Proprietary timber framing structural brackets and ties, including post and bearer brackets, beam supports, angle brackets, tie cleats and similar hardware, shall be as noted on the drawings and installed in accordance with the manufacturer's requirements.

Refer to Metalwork or Structural Steel section of this specification for specific design engineered fabricated steel components that connect structural timber framing.

#### 3.5.4.5 Powder Fastening Systems

Powder powered fasteners are not permitted for fastening structural timber framing unless specifically noted on the drawings. All applications are subject to specific approval.

#### 3.5.4.6 Adhesives

Aliphatic PVA for dry timber applications - all other adhesives for timber jointing are subject to specific approval or as specified. Check surfaces are in appropriate condition to receive adhesive, and that adhesives are used strictly in accordance with the manufacturer's instructions. Clamp adhesive-jointed timber connections and check alignment of members before the adhesive has set.

### 3.5.5 Flashings

Flashing materials shall be in accordance with the requirements of NZBC E2/AS1 Sections 2.2 Materials, 4.0 Flashings, Table 20 - Material Selection, Table 21 - Compatibility of Materials in Contact, and Table 22 - Compatibility of Materials Subject to run-off, and as noted on the drawings.

All flashings around windows, doors and other openings and apertures, at internal and external corners, inter-storey junctions, soffit junctions, and at junctions with other building elements and cladding systems, etc., shall all be carefully constructed, fixed and finished to the details shown on the drawings.

### 3.5.6 Sealants

#### 3.5.6.1 Sealants

For critical joints such as primary water/weatherproofing seals, precast panels primary seals, structural floor slab control joints, structural glazing, immersion or hydrostatic pressure seals, etc., either use the sealant noted on the drawings or obtain a reputable sealant manufacturer's recommendation for the precise situation, and submit the manufacturer's specifications covering all relevant criteria and characteristics of the proposed sealant, primers, joint surfaces preparation, etc. to the Architect/Designer for review and confirmation to proceed.

If so requested, additionally submit a sample of the proposed sealant made up into a demonstration joint, incorporating the same materials, preparation, finish tooling, etc. After confirmation to proceed with the proposed sealant install a sample joint to approval, length approximately 2% of the overall length of the joints required, with a minimum length of two metres; when accepted this joint becomes the quality control sample for all subsequent similar joints.

For less critical joints such as those in covered or protected situations, and bathroom and kitchen ceramics and sanitaryware etc., either use the sealant noted on the drawings or select the sealant from a reputable manufacturer's range for the substrate materials involved, with due regard for the flexibility required, acid or neutral curing, mould resistance, paintability or clear or standard colours, slumping characteristics, temperature range expected, etc. - silicone, polymer or polyurethane sealants are anticipated.

For all simple gap-filling and draught sealing situations, either use the sealant noted on the drawings or select from a reputable manufacturer's range for a paintable acrylic sealant with good adhesion characteristics for the substrates involved - pay particular care in the sealant selection where bare metal, polycarbonate, polystyrene or similar substrates or where bituminous-based membranes are adjacent or where exposure to solvents is possible.

All joint surfaces preparation and priming and all sealant application work shall be exactly in accordance with the sealant manufacturer's recommendations, and carried out by competent and experienced applicators familiar with the materials and techniques required.

Ensure that the sealant is being used within the manufacturer's stated design parameters, particularly with regard joint design and anticipated cyclic movement.

Check that the joint faces are sound, completely dry, and frost free, clean and free of dirt, rust, oil, grease, laitance, etc., and they are primed to suit the surface porosity - particularly for critical locations.

Insert a polyethylene tape slip layer at the back of the joint or a closed cell polyethylene PEF backer rod where required and to the sealant manufacturer's recommendations. Mask off joint edges where a clean straight finish line is required.

Check the toxicity of the selected sealant and handle it appropriately. Check that the temperature during sealant installation is within the manufacturer's guidelines.

Apply the sealant and tool the filled joint's surface smooth and even, utilising a lubricant as necessary and strictly within the manufacturer's guidelines.

Remove any masking tape immediately after tooling, clean up all adjacent surfaces using the recommended cleaning agents as required, and protect the finished joint until the sealant has properly cured.

### 3.5.7 Interior Finishing Trim

All interior finishing trim shall be cut to the exact dimensions and fine sanded smooth, and with lightly sanded arrisses, and all fixed with plated finishing pins. Machine staple fixing is NOT acceptable. Note that even traces of planer marks are unacceptable on architraves.

Margins between interior trim and other elements shall be exactly even, and all mitres shall be exact and tight.

Scotias to match existing

Architraves to match existing

Skirtings to match existing

### 3.5.8 Sundry Items

Supply and install, complete with all normal incidentals, and in total compliance with the item manufacturer's recommendations and instructions and with all of the appropriate preceding clauses:

Supply and install the free standing, domestic solid fuel woodburner, as specified, to the location and details shown on the drawings, complete with flue, flue-pipe casing, flue-mounted heat shield, ceiling plate and all other necessary incidentals and accessories for proper installation. Installation shall be exactly in accordance with the manufacturer's requirements, AS/NZS 2918, and as shown on the drawings; including flue bracing and support, and with the penetration through the roofing fully flashed and weathertight.

## 3.6 Timber Weatherboard Cladding

### 3.6.1 Scope

Supply and install the selected Timber Weatherboard Cladding type(s) to the locations shown on the drawings, complete with all accessories. All aspects of this work shall be carried out to comply with the requirements of the New Zealand Building Code, relevant Standards, and in accordance with any specific manufacturer's requirements, other relevant product manufacturers' recommendations, and as noted and detailed on the drawings.

### 3.6.2 Horizontal Weatherboard Profile

Standard Bevel-back Weatherboard: ex. 150mm x 25mm, machined to NZS 3617 and/or BRANZ Bulletin 411. Manufactured from the selected timber species to the finish specified.

Installed Location:

### 3.6.3 Timber Species & Face Finish

Standard Bevel-back Weatherboard shall be run from H3.1 treated, dressing-grade Pinus Radiata clears. Durability shall be to NZS 3602 Table 2A and NZBC B2/AS1, and materials compatibility through all cladding elements shall comply with E2/AS1 tables 20, 21 and 22. Handle the weatherboards carefully to avoid damage to edges and faces, store flat and keep packaged until required for installation, and check that the boards moisture content at

installation is approx. 14% mid-summer through to 18% midwinter. Ensure that all cut edges and ends are fully primed prior to fixing.

### **3.6.4 Weatherboard Finish**

Standard Bevel-back Weatherboards run from H3.1 treated Pinus Radiata shall be pre-primed to AS/NZS 2311 with a factory-applied oil based primer to all four sides.

### **3.6.5 Preparation**

Co-operate with other trades to ensure that all preliminary and preparatory works are completed to specification and as shown on the drawings.

Co-ordinate with other trades to ensure that the weatherboards correctly allow for door and window installation, and for the locations of pipes, outlets, and fittings installed by others.

Horizontal Weatherboards Direct-Fixed to Timber Framing - check all aspects of preparatory works, including, but not limited to:

- Check that timber wall framing complies with the approved design drawings, is plumb and in true alignment, has studs at maximum 600mm centres and nogs/dwangs at maximum 800mm centres for horizontal cladding, that any additional framing required for fixing at corners, openings and soffits is correctly in place, and has a maximum moisture content of 20% at the time of weatherboard cladding installation.
- Check that the flexible wall underlay, as specified, has been installed in accordance with the manufacturer's recommendations and NZBC requirements, with all finishing tapes, flashings, etc., at windows, doors, corners and penetrations are all correctly incorporated to give a continuous seal, and that all preparatory materials are lapped such that any water will run down to the exterior.
- Check junctions to all other building elements and cladding systems and ensure that all necessary works have been completed that will enable the weatherboards to be installed, and that the work of other trades does not negatively impact on or reduce the minimum clearances required by the NZ Building Code between the cladding and ground, roof and/or deck junctures.

Co-operate with other trades to ensure that all preliminary and preparatory works are completed to specification and as shown on the drawings.

Co-ordinate with other trades to ensure that the weatherboards correctly allow for door and window installation, and for the locations of pipes, outlets, and fittings installed by others.

Horizontal Weatherboards Cavity-Fixed on Timber Framing - check all aspects of preparatory works, including, but not limited to:

- Check that the timber wall framing complies with the approved design drawings, is plumb and in true alignment, has studs at maximum 600mm centres and nogs/dwangs at maximum 800mm centres for horizontal cladding, that any additional framing required for fixing at corners, openings and soffits is correctly in place, and has a maximum moisture content of 20% at the time of weatherboard cladding installation.
- Check that the flexible wall underlay, as specified, has been installed in accordance with the manufacturer's recommendations and NZBC requirements, with all finishing tapes, flashings, etc., at windows, doors, corners and penetrations all correctly incorporated to give a continuous seal, and that all preparatory materials are lapped such that any water will run down to the exterior

- Check that the cavity battens and base vent strip are correctly installed and appropriate for the weatherboard cladding installation.
- For cavity construction without a rigid wall underlay and where the studs are at greater than 450mm centres, check that appropriate additional restraint is correctly installed against the underlay to prevent bulk insulation from pushing the underlay into the cavity space.
- Check junctions to all other building elements and cladding systems and ensure that all necessary works have been completed that will enable the weatherboards to be installed, and that the work of other trades does not negatively impact on or reduce the minimum clearances required by the NZ Building Code between the cladding and ground, roof and/or deck junctures.

### 3.6.6 Fixing

Fix pre-primed Pinus Radiata Standard Bevel-back Weatherboards with hot-dipped galvanised jolt head nails, length to embed minimum 35mm into the framing, holes pre-drilled 1mm less than the nail gauge where liable to splitting, and the nail at a slight upward slope into the framing.

Install the weatherboards with one nail positioned 10mm above the top of the lower board at each stud. Punch nails 3mm below the board surface, prime nail holes and fill prior to sand and finishing. All soakers and flashings hot-dipped galvanised steel.

### 3.6.7 Flashings

Flashing materials shall be in accordance with the requirements of NZBC E2/AS1 Sections 2.2 Materials, 4.0 Flashings, Table 20 - Material Selection, Table 21 - Compatibility of Materials in Contact, and Table 22 - Compatibility of Materials Subject to run-off, and as noted on the drawings.

All flashings around windows, doors and other openings and apertures, at internal and external corners, inter-storey junctions, soffit junctions, and at junctions with other building elements and cladding systems, etc., shall all be carefully constructed, fixed and finished to the details shown on the drawings.

### 3.6.8 Installation

#### 3.6.8.1 Bevel-back Weatherboard - Direct Fix

Back flash all internal and external corners as detailed.

Carefully set-out Standard Bevel-back Weatherboard cladding horizontally over the underlay and fix the base weatherboard to the framing, level and true to line along the base line, 50mm minimum or as detailed, below the bottom plate or floor structure. From the base board upwards, install the weatherboards over the underlay and fix to the framing, keeping cladding lines consistent, level and true along walls and around corners.

Install full length weatherboards where possible. Where joints are unavoidable, scarf the weatherboards at 45° and fix to solid framing through the overlapping board just clear of scarf joint - stagger weatherboard joints to avoid clustering. Where boards are coated, ensure all cut ends and fresh timber is double coated with a suitable sealer/primer.

Finish Standard Bevel-back Weatherboards, weatherboard trim, flashings and accessories at internal and external corners, window and door openings, parapets, and at junctions with other building elements and cladding systems exactly to the details shown on the drawings.

### 3.6.8.2 Bevel-back Weatherboard - Cavity Fix

Back flash all internal and external corners as detailed.

Carefully set-out Standard Bevel-back Weatherboard cladding horizontally over the cavity battens and fix the base weatherboard to the framing, level and true to line along the base line, 50mm minimum or as detailed, below the bottom plate or floor structure. From the base board upwards, install the weatherboards over the cavity battens and fix to the framing, keeping cladding lines consistent, level and true along walls and around corners.

Install full length weatherboards where possible. Where joints are unavoidable, scarf the weatherboards at 45° and fix to solid framing through the overlapping board just clear of scarf joint - stagger weatherboard joints to avoid clustering. Where boards are coated, ensure all cut ends and fresh timber is double coated with a suitable sealer/primer.

Finish Standard Bevel-back Weatherboards, weatherboard trim, flashings and accessories at internal and external corners, window and door openings, parapets, and at junctions with other building elements and cladding systems exactly to the details shown on the drawings.

## 4 ALUMINIUM JOINERY

### 4.1 Preliminary

Refer to General Conditions of Contract and the Special Conditions in this Specification as appropriate. Read this section in conjunction with all other trade sections.

### 4.2 Compliance

Comply with the New Zealand Building Code 1992 including all revisions and amendments, Verification Methods where appropriate, and construction principles that are embodied in the Acceptable Solutions.

Comply with all relevant provisions and recommendations of:

1734:1997(AS/NZS)	Aluminium and aluminium alloys - Flat sheets, coiled sheet and plate
1866:1997(AS/NZS)	Aluminium and aluminium alloys - Extruded rod, bar, solid and hollow shapes
2208:1996(AS/NZS)	Safety glazing materials in buildings
4211:2008(NZS)	Specification for performance of windows
4223.1:2008(NZS)	Code of practice for glazing in buildings - Glass selection and glazing
4223.2:2016(NZS)	Glazing in buildings - Part 2: Insulating glass units
4223.3:2016(NZS)	Glazing in buildings - Part 3: Human impact safety requirements
4223.4:2008(NZS)	Glazing in buildings - Part 4: Wind, dead, snow, and live actions
4667:2000(AS/NZS)	Quality requirements for cut-to-size and processed glass
4668:2000 (AS/NZS)	Glossary of terms used in the glass and glazing industry
AS/NZS 4666:2012	Insulating glass units

### 4.3 Aluminium Windows & Doors

#### 4.3.1 Alternatives

The materials and elements specified indicate the required standards for these works. Alternatives which are equal to or superior to these materials and elements may be tendered for approval.

Thermal performance (NZBC H1/AS1) must be as required to meet the Designer's Thermal Evaluation.

#### 4.3.2 Installation Type

##### 4.3.2.1 Timber Frame Installation - Cavity Construction

All windows (and aluminium frame external doors) installation work shall be exactly in accordance with NZBC E2/AS1, the Windows Association's Windows Installation System (WANZ:WIS), and details on the drawings or supplied by the windows manufacturer. Check framing alignment, and that window openings are square and the correct size for fitting tolerances.

Prepare framing openings by neatly cutting the building wrap at 45° into the corners, turning wrap through the frame depth and fixing to the inside face, flashing the bottom corners with moulded plastic and over-flashing the full sill and 200mm up the jambs with the specified flexible flashing tape, stapled to hold the stretched external corners. At head corners install flashing tape 200mm each way from the corners.

Install the WANZ extruded aluminium support bar with built in drainage and ventilation to NZBC E2, to provide continuous support to the window unit. Install the head cavity closer, positioned to provide a 15mm drip edge to the cladding.

Set shims or pack as necessary and install the frames exactly true and square, blocked-up off the support bar as required. Use appropriate separators between aluminium and other materials, and fix securely with due regard for any anticipated movements and for linings, trim etc.

Install the head flashing, extending 35mm up behind the cladding (and in turn over-flashed with an additional piece of wrap cover extended up under the wrap or flashing or eaves above), sloping at 15° down to the exterior, and turning down to cover the top of the aluminium frame by at least 10mm, before finishing with a 5mm 45° 'kick out'. Upstand the head flashing ends as detailed. Install jamb flashings/ sealant or scribes as detailed. After frames installation install closed cell backing rods as required and expanding foam air-seal the gap between framing and liners.

### **4.3.3 Interior Finish**

Architraved.

### **4.3.4 Reveal**

Timber reveals for paint finish with all sides primed.

### **4.3.5 Glass Platform**

Double Glazed.

### **4.3.6 Finish**

#### **4.3.6.1 Powder Coated Aluminium - Semi Gloss**

Polyester powder coating in accordance with WANZ Powder Coating Quality Assurance System and AAMA 2603-98 performance is required.

### **Colour match existing joinery**

### **4.3.7 Hardware**

Hardware colour matched to Aluminium Joinery.

Hinges, stays, catches, fasteners, latches, locks and furniture as offered by the window and door manufacturer. Key alike all lockable window hardware able to be keyed alike.

Account for all keys and deliver separately to the site manager. Factory fit all required and scheduled hardware.

#### **4.3.8 Workmanship**

These windows will be manufactured in workshops containing all mechanical equipment appropriate for the work, and by experienced and competent tradesmen who are familiar with the techniques and materials specified.

The manufacturer will co-ordinate with other trades to establish the exact sizes for all frames before fabrication. Frames and sashes will be fabricated true, square, rigid, and 'out of wind', with all joints strongly mechanically fixed, and with mitres tight and fully sealed. Potential thermal, wind and seismic movements will be accommodated within the construction. All cavities will drain to the exterior, and all drilling swarf etc. will be removed during fabrication.

Stays, hinges, running gear and glazing will be installed as scheduled (the Designer will be notified if any scheduled hardware of fixing position appears to be inappropriate for this project).

Hardware will be fixed true to line and position, and adjusted and oiled as required for correct operation.

Glass will be cut true and square, sized to provide correct edge clearances, blocked into place as required, and all units will be delivered either pressure fit, pocket glaze, or beaded/wedged, unless site glazing is required. Glazing gaskets will be compatible with all adjacent materials, and cut 1% over-length to absolutely avoid stretching during installation. Frames will be braced etc. as necessary for transportation to the site.

Flashings as detailed will be supplied. Flashing materials will be compatible with the windows.

#### **4.3.9 Delivery and Installation**

Comply with the New Zealand Building Code 1992 including all revisions and amendments, Verification Methods where appropriate, and the construction principles that are embodied in the Acceptable Solutions.

Arrange for delivery of windows to the site only when a suitable storage situation is available for them, handle the windows in accordance with the manufacturers requirements, avoid any frame distortion, avoid rubbing damage, avoid contact with concrete, plaster, mud etc. and keep them dry. Retain protective coverings for as long as possible, and remove them at completion.

Experienced and competent tradesmen who are familiar with the techniques and materials specified shall carry out all installation work. Fix in accordance with the manufacturer's instructions. Take utmost care to avoid damage to anodized or powder coated surfaces - correction of any such disfigurement requires written authority - replace any badly damaged items.

Use fixings compatible with the materials involved, as recommended by the windows manufacturer and to comply with the DWP requirements, basically aluminium or Type 316

stainless steel where exposed externally; galvanized to AS/NZS 4680, 610g/m<sup>2</sup>, may be used where not exposed.

Thoroughly check all preparatory work to openings prior to installation, including underlay, corner seal tapes, adjacent cladding, pre-installed flashings, waterproofing systems etc. as appropriate. Use inert barriers or coatings to prevent contact between dissimilar metals or between aluminium and concrete.

Install flashings as detailed and supplied by the windows manufacturer, installed tightly and neatly with absolute minimum tolerances, with head weathering jamb, jamb weathering sill, and sill open (draining) to exterior. Except where the window is recessed all head flashings shall extend 30mm minimum beyond the frame.

Air-seal all frame perimeters to adjacent structure to a depth of 15 - 20mm with expanding foam or appropriate sealant including a PEF rod at head, sill and jambs to retard the spread of sealant.

Weather-seal frame jambs etc. to adjacent surfaces (or to each other) as detailed or as required by the windows manufacturer, to achieve a fully watertight installation. In preparation for sealant the joints shall be clean, dry, and primed if necessary. Insert closed cell polyethylene backer rods or a polyethylene tape slip layer if required. Mask adjacent surfaces if appropriate, install the sealant fully in accordance with the sealant manufacturer's recommendations, and finish to even smooth surfaces.

Remove trade debris progressively, appropriately clean any affected adjacent surfaces, thoroughly clean the windows, check that all hardware is in full working order, and provide safety indication of the glass for the balance of adjacent works.

## 5 INSULATION

### 5.1 Preliminary

Refer to General Conditions of Contract and the Special Conditions in this Specification as appropriate. Read this section in conjunction with all other trade sections.

### 5.2 Compliance

Comply with the New Zealand Building Code 1992 including all revisions and amendments, Verification Methods where appropriate, and construction principles that are embodied in the Acceptable Solutions.

Comply with all relevant provisions and recommendations of:

4218:2004(NZS)	Energy efficiency - Small building envelope
4218:2009(NZS)	Thermal insulation - Housing and small buildings
4220:1982(NZS)	Code of practice for energy conservation in non-residential buildings
4243.1:2007(NZS)	Energy efficiency - Large buildings - Building thermal envelope
4246:2016(NZS)	Energy efficiency - Installing bulk thermal insulation in residential buildings
4859.1:2018(AS NZS)	Thermal insulation materials for buildings - Part 1: General criteria and technical provisions
NZBC H1/AS1	Energy efficiency

### 5.3 Pink® Batts® Insulation

#### 5.3.1 Scope

Supply and install Pink® Batts® Insulation, as specified herein, to the locations identified on the drawings, complete with all accessories required for proper installation and performance.

All aspects of this work shall be in complete accordance with Tasman Insulation technical information and installation requirements (check [pinkbatts.co.nz](http://pinkbatts.co.nz), call 0800 746 522, or email [customer@pinkbatts.co.nz](mailto:customer@pinkbatts.co.nz) for the latest editions), other relevant product manufacturers' recommendations, and as shown on the drawings.

No substitutions are permitted for Pink® Batts® Insulation.

Pink® Batts® insulation is certified under the GREENGUARD Certification Program (UL 2818). Being certified for indoor air quality gives an assurance that products meet strict chemical emissions limits (including minimal levels of VOCs and formaldehyde), to help create healthier indoor environments.

#### 5.3.2 Requirements

##### 5.3.2.1 Safety

Comply with the Health and Safety at Work Act 2015 (HSWA), and with all relevant Health and Safety at Work Regulations 2016, and with all relevant WorkSafe New Zealand (WorkSafe) Approved Codes of Practice and WorkSafe Information and Guidance, particularly those for construction and building maintenance.

#### 5.3.2.2 Warranty - applies to BRANZ Appraised Pink® Batts® Ceiling & Wall products

##### [Pink® Batts® Lifetime Product Warranty:](#)

- 50 Years Warranty for BRANZ Appraised Pink® Batts® ceiling and wall products installed according to the warranty conditions.
- Provide the Pink® Batts® Lifetime Product Warranty on the manufacturer's standard warranty form.
- Commence the warranty from the date of permanent installation.

#### 5.3.2.3 Substitutions

Pink® Batts® Insulation shall be as specified herein and as indicated on the approved drawings. The substitution of Pink® Batts® branded products for alternative brands is not permitted under any circumstances.

The substitution of a specified Pink® Batts® product for an alternative Pink® Batts® branded product by the Installer ([PinkFit®](#) or other) shall only be permitted with the Contract Administrator's written authorisation, and shall be at no additional cost to the Principal. Should any resultant extra work and/or redesign work be required to accommodate alternative Pink® Batts® branded products to satisfy design, performance and compliance requirements, then the cost of these shall be borne by the Installer.

#### 5.3.2.4 Inspections

Carry out all necessary pre-installation and pre-line inspections of Pink® Batts® Insulation for each area of work in accordance with the requirements of industry best practice recommendations and manufacturer guidelines.

Complete a Pre-Installation Checklist prior to installation, and a Pre-Line Checklist before handing over for subsequent work.

Note: Pink® Batts® checklist applies only to Pinkfit.

### **5.3.3 Wall Thermal Insulation**

#### 5.3.3.1 Pink® Batts® Ultra® R2.8 Wall

[Pink® Batts® Ultra® R2.8 Wall](#) - product code 7127128. A non-combustible, resin bonded fibrous glasswool insulation manufactured from recycled and virgin glass and cured urea extended phenolic resin. R-value R-2.8. 90mm thick x 560mm wide x 1140mm long segments.

BRANZ Appraised for use as a thermal insulating material for framed or part-framed walls, ceilings and roofs of domestic and commercial buildings according to the conditions and limitations of [BRANZ Appraisal No.238 \(2018\)](#).

Pink® Batts® Ultra® R2.8 Wall is licenced with Environmental Choice New Zealand: Thermal Building Insulants [Licence No.2504017](#).

Installed as wall cavity thermal insulation to the locations shown on the drawings in accordance with the manufacturer's requirements.

Installed Location:

### 5.3.4 Ceiling Thermal Insulation

#### 5.3.4.1 Pink® Batts® Classic R3.6 Ceiling

[Pink® Batts® Classic R3.6 Ceiling](#) - product code 7110136. A non-combustible, resin bonded fibrous glasswool insulation manufactured from recycled and virgin glass and cured urea extended phenolic resin. R-value R-3.6. 180mm thick x 432mm wide x 1220mm long segments.

BRANZ Appraised for use as a thermal insulating material for ceilings of domestic and commercial buildings according to the conditions and limitations of [BRANZ Appraisal No.238 \(2018\)](#).

Pink® Batts® Classic R3.6 Ceiling is licenced with Environmental Choice New Zealand: Thermal Building Insulant [Licence No.2504017](#).

Installed as ceiling thermal insulation to the locations shown on the drawings in accordance with the manufacturer's requirements.

### 5.3.5 Co-operation

Co-operate with other trades to ensure that all preliminary and preparatory works are completed to specification and as shown on the drawings.

Coordinate with trades to install Pink® Batts® Insulation as required.

### 5.3.6 Workmanship

Where required by the NZ Building Act 2004 it is the building contractor's responsibility to ensure that all restricted building work is carried out by a Licensed Building Practitioner.

The building envelope must be fully enclosed and weatherproof, with construction materials framing at or below the required moisture content, before insulation installation commences.

All installation work shall be carried out by registered PinkFit® Installers, or by experienced and competent installers, familiar with the specified products and installation techniques, in accordance with the manufacturer's requirements, and to fully comply with all warranty requirements.

Carry out all necessary pre-installation and pre-line inspections of Pink® Batts® Insulation for each area of work in accordance with the requirements of industry best practice recommendations and the manufacturer's guidelines. Inspect all Pink® Batts® insulation work before it is closed off with linings or made inaccessible.

Insulation should be installed without leaving gaps or compressing the material. Always maintain full insulation thickness to ensure that the stated thermal and acoustic values are achieved. Do not install insulation into closed cavities with a cavity depth less than the insulation's stated thickness.

### 5.3.7 Delivery & Handling

Store the Pink® Batts® Insulation materials undercover, in a weatherproof environment, off the floor, on a flat, even surface in accordance with the manufacturer's requirements. Keep materials dry and protected from damage, moisture and contamination at all times.

Do not use damaged or defective materials.

Should a problem be encountered with any Pink® Batts® Insulation product, immediately contact Pink® Batts® on 0800 746 522. Do not continue to use the product that is not performing to specification or expectation. Keep the product in question and where possible, the bale package documentation with batch number and/or date of manufacture.

Handle Pink® Batts® Insulation products in accordance with the manufacturer's requirements and in a manner that prevents damage to and contamination of the product. Ensure installed Pink® Batts® Insulation remains dry at all times.

Installers shall be familiar with and comply with the manufacturer's [Safety Data Sheet](#) precautions for use, and use recommended safety gear when handling materials.

Conform with all relevant [WorkSafe NZ](#) Guidelines and Codes of Practice - including the [OSH Guidelines For the Provision of Facilities and General Safety in the Construction Industry](#).

### 5.3.8 Installation

#### 5.3.8.1 General

Install Pink® Batts® Insulation in accordance with NZS 4246 and the manufacturer's requirements.

Each installation is unique, so prior to installation:

- check for all hazards that may cause injury; and
- carry out any required repair work before starting installation; and
- ensure there's adequate lighting to identify any hazards; and
- treat all electrical cables as live, being careful not to cut or expose cables and wires; and
- beware of other sharp objects (protruding nails, splinters etc.), pests (bees and wasps), loose boards and pipe work.

#### 5.3.8.2 Pink® Batts® Wall

Pink® Batts® wall insulation segments shall be oversized by no more than 10mm than the wall framing spacings. If cutting is required, cut oversize by 5mm to ensure a good friction fit.

Friction fit the insulation segments between wall framing members ensuring there is no undue compression, gaps, creases, tucks or folds, and the insulation is finished flush with the framing edges.

Firmly butt all insulation segment joins together, ensuring there are no gaps, and maintain full thickness of the insulation to ensure maximum thermal performance.

Fit Pink® Batts® insulation tight and close around electrical cables and pipes. As necessary, partially cut and fit insulation around cables and pipes. Take extreme care when working around exposed electrical cables - treat all cables as live.

#### 5.3.8.3 Pink® Batts® Ceiling - Suspended Ceiling

Carefully lay Pink® Batts® ceiling insulation segments over the suspended ceiling lining and supports ensuring there is no undue compression, gaps, creases, tucks or folds in the insulation.

Butt insulation, without leaving gaps, against wall lining along suspended ceiling edges - where necessary, drape insulation into open wall cavities, trim around wall framing as necessary.

Firmly butt all insulation segment joins together, ensuring there are no gaps, and maintain full thickness of the insulation to ensure maximum thermal performance.

Ensure that the appropriate clearances are maintained for electrical equipment, heating and ventilation equipment, heated flues and pipes, etc. Where possible, place insulation beneath electrical wiring and plumbing. Take extreme care when working around exposed electrical cables - treat all cables as live.

#### 5.3.8.4 Pink® Batts® Ceiling - Truss/Framed Roof

Pink® Batts® insulation segments shall be oversized by no more than 10mm wider than the ceiling framing spacings.

Lay the insulation segments over the ceiling, friction fitted between the ceiling joists/truss chords, ensuring there is no undue compression, gaps, creases, tucks or folds in the insulation.

Firmly butt all insulation segment joins together, ensuring there are no gaps, and maintain full thickness of the insulation to ensure maximum thermal performance.

Cover the entire ceiling, including the outer edge of the top plate of external walls - the insulation must cover at least 50% of external top plates.

Maintain a minimum 25mm clearance between the top of the ceiling insulation and any roofing material, including underlay. If required, trim the insulation or use a thinner product around the perimeter.

Ensure that the appropriate clearances are maintained for electrical equipment, heating and ventilation equipment, heated flues and pipes, etc. Where possible, place insulation beneath electrical wiring and plumbing. Take extreme care when working around exposed electrical cables - treat all cables as live.

### 5.3.9 Completion

Check that all specified Pink® Batts® Insulation products have been installed correctly in accordance with the manufacturer's requirements.

Check for damage and defects - replace damaged and defective insulation as necessary to the required standard.

Ensure the installed insulation will be adequately protected for durability and performance in accordance with the manufacturer's warranty requirements.

Leave all of this work complete, and in the condition required for proper performance, including for the installation of subsequent linings, in accordance with the manufacturer's warranty requirements.

Leave adjacent surfaces and finished work clean and free of damage. Remove all associated rubbish and waste material from site.

Issue to the Owner a copy of the Pink® Batts® Lifetime Product Warranty for all Pink® Batts® Insulation products installed.

## 6 PAINTING & DECORATING

### 6.1 Preliminary

Refer to General Conditions of Contract and the Special Conditions in this Specification as appropriate. Read this section in conjunction with all other trade sections.

### 6.2 Compliance

Comply with the New Zealand Building Code 1992 including all revisions and amendments, Verification Methods where appropriate, and construction principles that are embodied in the Acceptable Solutions.

Comply with all relevant provisions and recommendations of:

2310:2002(AS/NZS)	Glossary of paint and painting terms
2311:2017(AS/NZS)	Guide to the painting of buildings
3750.0:2008(AS/NZS)	Paints for steel structures - Introduction and list of Standards
BRANZ IB 257	Wood primers

### 6.3 General

#### 6.3.1 Alternatives

The materials specified in this section or on the drawings indicate the required standards for these works. Alternatives which are considered equal to or superior to these may be tendered for approval (in writing, and they must NOT be used unless they are approved in writing).

#### 6.3.2 Co-operation

Co-operate with all trades and attend upon Concretor, Joiner, Carpenter, etc. to ensure that the surfaces provided by these trades are completely suitable for the Painter works that are required.

#### 6.3.3 Preparation

No painting or varnishing or other surface coating work shall be undertaken unless the surfaces to be coated are in a correct and proper condition to ensure first class results.

Inspect the works of other trades on which Painter work is scheduled and report to the Main Contractor and the Architect/Designer any defects or irregularities that would affect the permanency or finish of the painting work, and do not proceed until the defects or irregularities have been completely rectified. Failure to examine and report will be construed as an acceptance that all preparatory works are completely satisfactory.

This clause does not relieve the Painter of any of the usual preparatory work to surfaces customarily performed by this trade.

Clean down all surfaces with sugar soap, strippers, mould killers, etching agents, etc. as required. Sand or rub all sharp edges off exterior timbers and other materials as appropriate before painting. Finish rub down ALL surfaces. Ensure that the moisture content of all substrates is appropriate. Remove locks, fastenings, and similar hardware before painting

and refix on completion. Remove all electrical switch and power plates before painting and refix them on completion. Mask adjacent surfaces as required to a true line and remove the masking on completion. Dust and wipe down all surfaces for Painter work and completely remove all dust, rubbish, dirt etc. from areas involved immediately prior to commencement. To each area of the works complete all surface preparation before applying paint to any surface.

#### **6.3.4 Protection**

Take adequate precautions to prevent paint spots falling on prefinished or similar surfaces, and extreme care to keep absorbent materials (e.g. cedar, sawn framing, decking, paving) completely clean during all adjacent painting work. Correction of any such disfigurement shall be to the Architect/Designer's approval.

#### **6.3.5 Qualifications**

The Painting Subcontractor must be a member of the Master Painters Association. All work shall be of the highest reasonable standard, and executed by experienced and competent tradesmen to the Architect/Designer's approval.

#### **6.3.6 Workmanship**

Strictly adhere to all Manufacturers' instructions.

Strictly observe Manufacturers' requirements with regard to surface and air temperatures for painting. No work shall be carried out on surfaces that are not completely dry, and no external work shall be carried out during damp or wet conditions.

In all finishes any irregularities or brushmarks or dust etc. in each preceding coat shall be rubbed down to provide a smooth clean surface for the following coat. Each coat shall be finished over all surfaces before a further coat is applied, and each coat shall be completely dry before subsequent coats. Finish broad areas before painting trim, paint ceilings before walls and walls before joinery, trim and other items.

Each coat and the full completed system shall be of uniform finish, colour, texture and sheen, shall have proper covering of thin edges, corners, end grain etc. and shall be free of blemishes such as runs, sags, fat edges, entrained hairs, brush marks, starved patches etc.

#### **6.3.7 General**

The schedules indicate the general extent of the works to be carried out but are in no way exhaustive in their description of the actual items for painter work. Complete all work necessary for the proper and entire completion of the works. All items and portions of items reasonably inferable but not specifically mentioned are deemed included, i.e. cupboard interiors, the top and bottom of doors, unseen cabinetry tops, etc. All doors shall have equal painter work on ALL surfaces.

Where timber work is specified for priming before fixing the priming shall be thoroughly brushed in to all surfaces, and all exterior timber work for paint finishing shall be fully primed within one week of fixing. Should more than one month elapse between priming and undercoating the timber shall be fully reprimed.

Stopping up work shall be carried out immediately the priming or sealing coat is dry, and shall be solidly placed to finish clean and dry. Stopping tinted to match the timber for clear finished work.

Paint putties within one month of glazing timber frames; paint to impinge on glass to assist sealing.

### **6.3.8 Materials**

All Painter materials shall be ready mixed and delivered in unopened containers. Materials shall be used only for the purpose and in the manner intended by the manufacturer; any apparent scheduled discrepancy in this respect shall be referred to the Architect/Designer immediately for clarification.

Where surfaces are specified to be finished in a particular manner or material, all preparatory work, priming, or undercoating, that is necessary to ensure a proper finish shall be provided, irrespective of any apparent omission herein.

Thinning shall only be to manufacturer's specification. Thoroughly stir as required to lift any settled pigment and ensure the paint is homogeneous. Paints shall be factory or shop tinted to the colour required. Undercoats shall be fully tinted to match the final colour scheduled. All paints shall have the finished film thickness that is specified by the manufacturer (checked by monitoring the coverage per litre).

### **6.3.9 Completion**

Allow to touch up to approval any Painter work which is damaged during the finishing works of other trades. Replace all hardware, remove all masking, covers, containers etc., thoroughly clean all affected surfaces, and leave all spaces ready for immediate occupation. Avoid scratching or abrading glass or hardware during any cleaning.

## 7 DRAINLAYING

### 7.1 Preliminary

Refer to General Conditions of Contract and the Special Conditions in this Specification as appropriate. Read this section in conjunction with all other trade sections.

### 7.2 Compliance

Comply with the New Zealand Building Code 1992 including all revisions and amendments, Verification Methods where appropriate, and construction principles that are embodied in the Acceptable Solutions.

Comply with all relevant provisions and recommendations of:

1254:2010(AS/NZS)	PVC-U pipes and fittings for stormwater and surface water applications
1260:2017(AS NZS)	PVC-U pipes and fittings for drain, waste and vent applications
1546.1:2008(AS/NZS)	On-site domestic wastewater treatment units - Septic tanks
1547:2012(AS/NZS)	On-site domestic wastewater management
2032:2006(AS/NZS)	Installation of PVC pipe systems
3500.0:2003(AS/NZS)	Plumbing and drainage - Glossary of terms
3500.2:2018(AS NZS)	Plumbing and drainage Part 2: Sanitary plumbing and drainage
3500.3:2018(AS NZS)	Plumbing and drainage Part 3: Stormwater drainage
7643:1979(NZS)	Code of practice for the installation of unplasticized PVC pipe systems
BS 5572	Code of practice for sanitary pipework
NZBC E1	Surface Water
NZBC G13	Foul Water

### 7.3 General

Carry out all required works to leave the sewer and stormwater systems shown on the drawings in correct working order complete with all normal incidentals.

Comply with Local Authority By-laws and Health Department Regulations as appropriate. Obtain all necessary permits and consents, serve all necessary notices, arrange all tests and pay all fees and customary charges in connection with the works.

### 7.4 Workmanship

#### 7.4.1 General

Carry out all required works to leave the sewer and stormwater systems shown on the drawings in correct working order complete with all normal incidentals. Comply with Local Authority By-laws and Health Department Regulations as appropriate. Obtain all necessary permits and consents, serve all necessary notices, arrange all tests and pay all fees and customary charges in connection with the works.

### **7.4.2 Co-operation**

Cooperate with all trades and attend upon the Concretor and Plumber to set out exact pipe runs before any adjacent work is put in hand and ensure that all sleeves etc. are correctly incorporated as work proceeds.

### **7.4.3 Materials**

All pipes and other materials shall comply with the appropriate Standards, and shall be protected from damage of any kind until installation is complete. All incidentals appropriate for the applications involved. Concrete shall be 17.5MPa and as specified under Concretor, Mortar shall be as specified in Blocklayer.

### **7.4.4 Workmanship**

All drainlaying shall be carried out by, or under direct control of, properly qualified tradesmen, and shall be to recognised high standards. Ensure cast-in items are installed when required so that no delay is caused by this trade. Adequately protect all adjacent surfaces - clean down to remove dirt etc., and any damage shall be made good by the appropriate trade at the Drainlayer's expense.

On completion of drainlaying clean up full area affected by this trade to the condition it was in before drainlaying commenced.

Site is to be returned as close as possible to its present condition on completion of the contract.

### **7.4.5 Excavation**

As required for sewer and stormwater. Check for other service lines before excavation - the Drainlayer is responsible for making good any damage. Trenches true to line and with even gradients between gullies, soil stack terminations or downpipes, etc.

Keep the bottom of trenches clear of loose material. All pipes shall be laid in appropriate bedding material, compacted as required. Shore trenches if required to suit ground conditions. Backfilling shall be by this trade, to the standards required in Siteworks.

## **7.5 Elements**

### **7.5.1 Drainlaying**

Commence drainlaying at the low end of even fall sections of drains and proceed in a continuous sequence to the fittings connections.

Sumps, gullies, etc. solidly bedded. Lay 110mm uPVC drains to connect gullies, sumps, stacks, and downpipes through to the street edge connections.

Every junction and bend shall be an inspection position. Temporarily seal the open ends of incomplete drains to prevent entry of foreign matter. Make appropriate provision for any anticipated differential settlement. Place signal strip above all drains.

Ensure that stormwater drains are very accurately positioned so that downpipes can drop directly into them, without offsets.

### 7.5.2 Testing

The sewer and stormwater systems shall both be fully tested to the approval of the Territorial Authority Inspector before being covered in. If any defects show rectify and then fully retest.

### 7.5.3 As Built Drawings

During drainlaying plot the location of all bends and changes in direction and all cleaning access positions. Locate each item by two diagonal measures from structure corners, etc. and record on a blank plan copy (supplied by Architect/Designer when requested).

Note that Practical Completion of the contract will not be certified until this as-built drawing has been produced (made available to the Contractor in time for the Code Compliance Certificate application).

## 7.6 Foul Water Drainage

### 7.6.1 Scope

Supply, install, test and commission new, gravity-flow foul water drains on the site, to the locations, layout and details shown on the drawings, complete with all necessary components and accessories required for satisfactory completion and performance of the foul water drainage system. All aspects of this works shall comply with the requirements of the NZ Building Code, related compliance Standards, Regulations and Acts, and to the requirements of the Territorial Authority, and as specified herein and on the approved drawings and schedules. Ancillary work and/or services not specifically mentioned but necessary to complete the work to specified levels of performance shall be deemed included.

Install foul water drains in natural ground, beneath and external to the building, for the distances indicated on the drawings. Allow for all ventilation requirements, inspection openings, bends, branches, manholes, inspection chambers, overflow gully traps, etc., as required and indicated on the drawings. Unless shown otherwise, the foul water drains shall be connected to the building's sanitary drainage system, and discharge to the foul water network.

The foul water drainage plans are diagrammatic only. Allow for all necessary vents, inspection fittings, cleaning eyes, traps and venting in accordance with AS/NZS 3500.2 and to comply with the New Zealand Building Code, and as required by the Territorial Authority. Refer to the drawings for the dimensioned locations of sanitary waste pipes and outlets.

### 7.6.2 Requirements

#### 7.6.2.1 Safety

Comply with the Health and Safety at Work Act 2015 (HSWA), and with all relevant Health and Safety at Work Regulations 2016, and with all relevant WorkSafe New Zealand (WorkSafe) Approved Codes of Practice and WorkSafe Information and Guidance, in particular the ['OSH Guidelines For the Provision of Facilities and General Safety in the Construction Industry'](#), and the ['Excavation Safety - Good Practice Guidelines'](#)

Carry out all construction operations in accordance with the Contractor's project-specific Health and Safety Plan.

#### 7.6.2.2 Compliance

Obtain all necessary permits and consents, serve all necessary notices, arrange all tests and pay all fees and customary charges in connection with the foul water drainage works.

The Drain Layer shall be deemed to have allowed for all work associated with the safe and orderly execution of the foul water drainage work, including complying with all Territorial Authority requirements, Building Consent, Building Act, Health and Safety requirements, and all other acts, laws, by-laws and regulations that may affect the execution of the work.

#### 7.6.2.3 Notifiable Work

Notify WorkSafe NZ of work that is notifiable (particular hazardous work) under the Health and Safety in Employment Regulations 1995, 24 hours before starting the work.

#### 7.6.2.4 Explosives

The use of explosives is NOT permitted.

#### 7.6.2.5 Inspections

Inspections of foul water drainage works shall take place at each of the stages as scheduled in the Building Consent. Confirm a written programme to facilitate these inspections, including notification when each stage of the work is ready for inspection.

Obtain and pay all fees for any required inspections which are additional to the Building Consent.

#### 7.6.2.6 Testing

Carry out all necessary testing of the foul water drainage installations, and demonstrate to the Contract Administrator and the controlling Territorial Authority that the installations are watertight and comply with the requirements of the New Zealand Building Code, related compliance Standards, and the design documents.

#### 7.6.2.7 CCTV Inspection

Where required by the Territorial Authority and in addition to pressure testing, CCTV acceptance inspection of new drains shall be carried out in accordance with the New Zealand Pipe Inspection Manual.

All defects identified by the CCTV inspection shall be rectified to the required standard, without cost to the Principal, and the relevant section of pipeline tested and/or inspected again.

#### 7.6.2.8 Redundant Drains

Where an existing foul water drain or part thereof is no longer required, it shall be disconnected from the service at the junction of the live drain or at the property boundary, and be appropriately sealed-off watertight in accordance with AS/NZS 3500.2. Advise the controlling Territorial Authority of the final sealing treatment.

#### 7.6.2.9 Co-operation

Co-operate with other trades to ensure that all preliminary and preparatory works are completed to specification and as shown on the drawings.

Coordinate with other trades as necessary to install foul water drains to the required locations and layouts.

#### 7.6.2.10 Workmanship

Foul water drainage work shall be carried out by qualified and experienced tradespersons, familiar with the required installation requirements, under the direct supervision of a NZ certified Registered Drainlayer, in accordance with AS/NZS 3500.2 in compliance with the New Zealand Building Code, and all local codes and regulatory authority requirements, and the conditions of the Building Consent.

All pipe cutting, jointing, and supporting techniques shall be exactly as recommended by the pipe manufacturer. Pipes, fittings and accessories shall be handled and installed in such a manner that prevents any damage to the component.

All work shall be such as to leave a neat, efficient, robust and watertight installation.

Carry out all necessary inspections and tests during installation to ensure compliance with the design specifications and regulatory requirements. Provide test result sheets to the Contract Administrator to show compliance has been achieved.

Take all necessary measures during installation to protect the foul water drainage system from damage, and to prevent the entry of:

- extraneous water;
- soil, sand, or rock,
- the contents of any septic tank; or
- any other substance, the discharge or which could impede the operation of the foul water drainage network.

Ensure that any installed drain is adequately protected from any damage and excessive loading during the remaining construction period.

Protect adjacent finished work and surfaces from damage and contamination during installation. Any damage to fittings or finished surfaces shall be made good by the appropriate trade at the Drain Layer's expense.

Any associated electrical wiring and prescribed electrical work (by others) shall be carried out by a qualified electrician in accordance with the electrical standards and regulations and the Electrical specification.

#### 7.6.2.11 Defective Materials & Work

Should defective materials and/or work be found at any time before the final acceptance of the work, it shall be rejected. All rejected foul water drainage materials and work shall be repaired and/or replaced to the satisfaction of the Contract Administrator, without delay and at no additional expense to the Principal.

#### 7.6.2.12 Delivery & Handling

Store foul water drain pipes and accessories undercover, out of direct sunlight, clear of the ground, on an even surface, and protected from damage and contamination in accordance with the manufacturer's requirements. Keep pipes and accessories out of direct sunlight and protected from damage and contamination at all times.

Where possible, store pre-packed PVC pipes in the original delivery crate. Store loose PVC pipes on evenly spaced bearers at maximum 1.0m centres, with pipe sockets alternated so the the sockets do not bear on each other, and with side supports if pipes are stacked more than two layers high. When loose PVC pipes are stacked in a pyramid, the maximum stack height shall be 1.0m and the bottom pipes shall be chocked.

Do not use damaged or faulty materials or products, or products that are beyond their designated shelf life. Do not use PVC materials that have been exposed to or stored in direct sunlight longer than the period specified by the manufacturer.

Handle all products and materials in accordance with the manufacturer's requirements, and in a manner that prevents damage or deterioration of the material/product.

Installers shall be familiar with and comply with manufacturer's Material Safety Data Sheet precautions for use, and use appropriate safety gear when handling materials.

Conform with all relevant [WorkSafe NZ](#) Guidelines and Codes of Practice - in particular the '[OSH Guidelines For the Provision of Facilities and General Safety in the Construction Industry](#)' and the '[Excavation Safety - Good Practice Guidelines](#)'.

#### 7.6.2.13 As-Built Drawings

On completion and before application for Code Compliance Certificate, prepare As-Built Drawings of the foul water drainage system, that accurately record the new and/or modified foul water drainage installation.

Information shall include, but not limited to, type, class and size of all pipes, the location, grade and direction of flow of all pipes, the location of all bends, changes in direction, cleaning access positions, manholes, and all dimensions, levels, inverts, etc.

Submit prepared as-built drawings to the Contract Administrator for review. Issue as-built drawings in accordance with the Contract Administrator's instruction, and in the required format.

#### 7.6.2.14 Warranties

On completion and before Practical Completion, provide all relevant manufacturer/supplier warranties in favour of the Principal, covering materials, equipment, proprietary products, etc., supplied and installed.

### 7.6.3 Materials

#### 7.6.3.1 General

Supply and deliver to the site all pipes, fittings, precast manholes, granular bedding material and other materials required for incorporation in the drainlaying work. All drainlaying

materials shall be fit for purpose and intended use, new, of good quality and free from defects, and as specified herein and on the approved drawings and schedules.

#### 7.6.3.2 PVC-U Pipes & Fittings

PVC-U foul water drain pipes and fittings for non-pressure applications shall comply with AS/NZS 1260: 'PVC-U pipes and fittings for drain, waste and vent application'. Installed in accordance with AS/NZS 3500.2, and AS/NZS 2032 or AS/NZS 2566.2.

#### Pipe Classification:

Class SN4-SN6 - Rubber Ring Joint or Solvent Welded Joint. For domestic and residential applications, and low load areas.

Class SN8-SN10 - Rubber Ring Joint or Solvent Welded Joint. For commercial and industrial applications, and medium load areas.

Class SN16 - Rubber Ring Joint or Solvent Welded Joint. For heavy traffic load areas.

#### 7.6.3.3 Gullies

Gully traps shall be of an approved type and installed in accordance with AS/NZS 3500.2 and the requirements of the Territorial Authority.

Gully traps shall be PVC construction, including dish and lid.

The overflow level of gully dishes shall be set no less than 25mm above paved surfaces, and no less than 100mm above unpaved surfaces.

Provide adequate support to gully riser and dish with compacted bedding or concrete.

Where subject to damage, protect gully traps with a smooth-finished concrete surround, or with 2:1 sand/cement mortar, surrounding the entire gully and separated from the building foundation, in accordance with AS/NZS 3500.2 and as shown on the drawings.

#### 7.6.3.4 Insitu Concrete

Cast insitu concrete used for foul water drainage installation shall be 20 MPa Normal Concrete complying with NZS 3104. Where specified, used as bedding, capping and surround concrete, and for any cast-insitu concrete elements (to NZS 3104 unless specified otherwise).

#### 7.6.3.5 Reinforcing Steel

Steel reinforcing materials for cast-insitu concrete elements shall comply with AS/NZS 4671. Unless specified otherwise on the drawings, bars shall be Grade 300 deformed.

#### 7.6.3.6 Cement Mortar

Cement mortar shall consist of one part cement and two parts of fine aggregate measured by volume, properly mixed with the minimum amount of clean water necessary to render the mix workable. Do not use cement mortar that has been mixed and left standing for more than one hour.

#### 7.6.3.7 Bedding & Surround Material

Except where specified otherwise on the drawings, bedding (underlay, side support, overlay) material shall be compacted clean granular non-cohesive material - crushed rock or gravel screenings - of nominal particle size range of 7-10mm with a maximum particle size of 20mm, that is free from organic material and clay, and have a moisture content appropriate to the degree of compaction required. If the bedding material is contaminated or an excessive amount of oversized particles are present, the bedding material shall be rejected and not used.

#### 7.6.3.8 Backfill Material

Except where specified otherwise, backfill material above the pipe embedment layer (150mm above the top of pipe) shall be selected excavated material that is free from any builder's waste, any organic material, any rocks or hard matter larger than 20mm, and any soil lumps larger than 75mm.

Except where specified otherwise, pipes beneath private roadways and where subject to vehicular traffic - all backfill from the top of the embedment layer (150mm above top of pipe) to the underside of the pavement layer shall be GAP 65 - General All Passing 65mm.

Mechanically compact backfill material in layers not exceeding 300mm to a relative compaction no less than 95% of the NZ Standard Compaction.

Trenches in public footpaths and roads shall be backfilled in accordance with the requirements of the controlling authority.

#### 7.6.3.9 Marking Tape

Marking tape shall be located just above the top of the pipe embedment zone, and centred over the pipe.

Non-Detectable Marking Tape:

- Non-detectable marking tape shall comply with AS/NZS 2648.1.
- Tape width shall be 100mm minimum.
- Height of message letters shall be 40mm minimum.

Detectable Marking Tape:

- Detectable marking tape shall comply with AS/NZS 2648.1.
- Tape width shall be 100mm minimum.
- Tracer wire shall be stainless steel grade 316 or copper alloy designation 122.
- Tracer wire shall allow at least 25% elongation of the plastic tape before breakage of the wire.
- Height of message letters shall be 40mm minimum.

### 7.6.4 Trench Excavation

#### 7.6.4.1 Clearing of Surfaces

Where trenches are to be excavated in a grassed area, garden or a berm, the topsoil shall be stripped from the area of the excavation and stockpiled separately adjacent to the trench for use in reinstating the surface.

Where trenches are to be excavated in existing concrete or asphalt paved areas, the paving shall be cut to neat, straight lines, parallel to the trench prior to excavation, with a nominal 100mm trimming allowance either side of the excavation width. The excavation shall be carried out with minimal damage to the existing paved surface.

Where trenches are to be excavated in existing segmental paved areas, the pavers shall be removed by hand, cleaned and set aside for later reinstatement.

Subsequent trench backfill shall be adequately compacted to avoid subsidence of reinstated surfaces.

#### 7.6.4.2 Excavation

Locate all existing buried services before commencing excavation work in any area.

Excavations for trenches and pits shall be properly executed and supported in accordance with the requirements of AS/NZS 3500.2.

Carry out excavation work to comply with all relevant health and safety regulations and guidelines, including the '[Excavation Safety - Good Practice Guidelines](#)' where appropriate.

Unless specified otherwise, the excavation of trenches shall be taken out by open cut to the levels and grades shown or implied on the drawings. Excavate trenches to the depths which will provide for the appropriate type of bedding.

Trench excavations shall be of sufficient width to allow all operations necessary for the jointing of pipes and placing of the specified backfill. The bottom width of the trenches shall at least be the combined measurement of the outside diameter of the pipe plus 200mm - with a minimum clearance of 100mm on each side of the drain barrel. The trench width at the top of the pipe shall not exceed the outside diameter of the pipe plus 600mm unless the pipe in the trench is covered with concrete. The trench above the top of the pipe may be cut wider, either by excavating a wider bench or by battering the trench wall.

#### 7.6.4.3 Shoring

Make all necessary provisions for shoring trench walls to comply with all regulations and for health and safety measures.

Trench shoring materials and equipment must be suitable for the purpose for which they are to be used, of sound quality, and adequate in strength for the particular use.

Shoring shall be placed by experienced operators under competent supervision, and shall not be altered, dismantled, or interfered with except on the instruction of the authorised supervisor.

Ensure no voids are left in the backfill when shoring is removed, and the required compaction density of the backfill is achieved.

#### 7.6.4.4 Dewatering

Take all necessary precautions to keep trenches and pits free from water. Provide all necessary pumps, drainage pipes and other equipments required for dewatering. Install all necessary filtering and detention measures required by the Territorial Authority.

If the bottom of the trench is likely to be adversely affected by rain, remove the final 80mm of excavation as a separate operation immediately before placing the bedding material.

### 7.6.5 Pipe Laying

#### 7.6.5.1 Bedding Pipes

Provide a minimum 75mm thick underlay layer of well compacted bedding material for all pipes. A chase shall be excavated in the bedding to accommodate any jointing socket or fitting in the drain. The pipe embedment material shall be laid and compacted so that the pipe is evenly and continuously supported along its length on either side of the pipe, and with an overlay layer minimum 150mm thick.

When trench support systems are used, the bedding material shall be placed and compacted in a manner so that no loss of compaction results from removal of the trench side support systems. The trench support shall be removed in such a way as to ensure that the placing and compaction of the bedding material occurs below the trench supports and directly against the undisturbed ground of the trench walls.

After completion of the jointing and inspection of drain pipes, place and compact the bedding surround material around the pipe to the required depth over the pipe. The material shall be carefully placed around and over the pipe using hand tamping and in a manner that ensures the pipe is uniformly supported all round its perimeter and without voids. Take care during placement and compaction to ensure the pipe is not displaced or damaged.

#### 7.6.5.2 Laying Pipes

Install foul water drains in accordance with AS/NZS 3500.2 to the layout, levels and grades shown on the drawings. Drain pipes shall be laid to provide maximum falls, in straight lines and at an even grade, without obstruction to flow, and with full allowance for bedding.

Before installing the pipes, check the bore of each pipe is free from foreign matter and that the pipe exterior and the socket have not been damaged in handling or storage. All pipelines shall be kept clean and free of dirt and debris at all times during installation, testing and commissioning.

PVC-U foul water drain pipes shall be properly jointed (rubber ring joint or solvent welded joint) to produce a watertight seal in accordance with the manufacturer's instructions.

Start laying main drains at the point of outfall and insert junctions for branch drains as the work proceeds. Pipes shall be laid with the least number of bends, in the centre of the trench, in straight lines between bends, and to the grades and locations shown on the drawings.

Install all necessary fittings, including vents, inspection openings and access points, bends and junctions, to the locations shown on the drawings and in accordance with the manufacturer's instructions. Where not specified on the drawings or schedules, fittings for

inspection openings, bends, junctions, etc., shall be selected from the PVC pipe system range of products and installed in accordance with the manufacturer's instructions.

Other than precautions against damage by displacement or floating pipes, no bedding surround material or backfill shall be placed until the laying of the drain has been inspected by the Territorial Authority.

#### 7.6.5.3 Steep Gradients

Where the gradient of a foul water drain pipe exceeds 1:5 (20%), anchor blocks shall be installed at the bend or junction at the top and bottom of the inclined drain, and at intervals not exceeding 3m. Anchor blocks shall be constructed in accordance with AS/NZS 3500.2: Section 3.4.4.

#### 7.6.5.4 Underground Drains Near & Under Buildings

Protect underground drains near and under buildings against damage in accordance with AS/NZ 3500.2 where the minimum cover specified cannot be provided.

#### 7.6.5.5 Concrete Support

Concrete pads used to support foul water drains, gully traps, risers, etc., shall be minimum 100mm thick and in accordance with AS/NZS 3500.2: Section 5.3.

#### 7.6.5.6 Jointing - Solvent Cement Welded Joints

Solvent welded joints shall only be used for jointing PVC-U pipes and fittings where rubber-ring jointed fittings are not manufactured. Use only cleaner primers and solvent cements specified by the manufacturer for the application and socket type. Only sockets complying with the relevant Standard shall be installed. Do not use cleaner primers or solvent cements if the 'use by' date has expired. The marking of pipes by scoring is not permitted. All joints shall be watertight and prevent the infiltration of groundwater and the intrusion of tree roots.

Solvent welded joints shall be assembled in accordance with the manufacturer's instructions and generally as follows:

- Solvent welding shall only be carried out in dry conditions above 5°C.
- Ensure the components are dry, clean and free of dust, dirt, grease and surface contaminants during all stages of the jointing process.
- Prior to welding, the components shall be assembled dry and checked for position and alignment to ensure accurate re-assembly in the correct position.
- Mark the spigot with a witness mark (pencil, not scored) at a distance equivalent to the internal depth of the socket.
- Dry the spigot end, up to the witness mark, and the socket interior, then clean and degrease with a clean cloth moistened with the pipe or fitting manufacturer's specified priming fluid.
- Apply an even coating of solvent cement to the internal surface of the socket for the full engagement length, and to the external section of the spigot up to the witness mark.
- Only use the minimum amount of solvent cement in the socket necessary for a fully solvent-welded joint.
- Insert the spigot close to, but not beyond, the witness mark. Do not use excessive force. Firmly restrain the joint for the minimum period recommended by the pipe manufacturer.
- Wipe off excess solvent cement from the outside of the joint, and where possible from the inside.

- Adhere to the manufacturer's specified procedures and time frames for filling and testing pipework.
- Allow all solvent welded joints to fully cure before subjecting pipework to any imposed load or testing.

#### 7.6.5.7 Pipe Cover

Unless specified otherwise on the drawings, the minimum pipe cover (finished surface to top of pipe) shall be:

- where not subject to vehicular loading: 300mm.
- where subject to vehicular loading - not in roadways: 500mm.
- where subject to vehicular loading - in sealed roadways: 500mm.
- where subject to vehicular loading - in unsealed roadways: 500mm.
- pipes in embankment conditions or subject to loading from heavy construction equipment: 750mm.

#### 7.6.5.8 Marking Tape

Install marking tape on top of the pipe embedment zone and centred over the pipe before commencing backfilling.

### 7.6.6 Connection

#### 7.6.6.1 On-Site - to Existing Foul Water Drain

Connect to discharge the new foul water drainage line to the existing, operational foul water drainage line on-site in accordance with the requirements of the Territorial Authority and as shown on the drawings.

### 7.6.7 Testing

#### 7.6.7.1 Foul Water Drains

Test the foul water drainage installation, including all drains, connections and system components, for water tightness in accordance with the requirements of the Territorial Authority (TA).

Where required by the Territorial Authority, the testing shall be undertaken in the presence of a representative of the TA. Demonstrate to the Contract Administrator and the Territorial Authority that the installation complies with the requirements of the contract documents, related standards and regulatory bodies. Lodge all certificates of approval with the Contract Administrator.

Unless specified otherwise by the Territorial Authority, the test method shall be the Water Test procedure for non-pressure pipelines as defined in AS/NZS 2302. Where appropriate, the procedures in NZBC E1/VM1 may be used as an alternative. The acceptability of other test methods are be subject to the approval of the Territorial Authority and the Contract Administrator.

Provide all necessary plant, equipment and instruments required for the specified testing procedure. All testing and commissioning shall be undertaken by suitably skilled and experienced technicians.

Pressure testing shall be carried out after the pipes have been laid and the bedding material has been placed over the pipes as specified.

Prior to testing ensure that all pipe junctions and inspection eyes are exposed, and pipelines have been flushed and all residual debris cleaned out.

Foul water manholes shall be tested for watertightness by plugging all pipes and filling with water. After absorption has taken place the water level shall remain constant for thirty minutes.

Test results shall be recorded clearly on properly formatted Test Result sheets, and submitted to the Contract Administrator within 48 hours of completion of testing.

Repair or replace any materials or workmanship found to be defective or faulty during testing, and repeat the test until a satisfactory test result is achieved.

Leave the installation watertight and free of defects, and operating to the required performance standard.

The work shall be deemed incomplete unless all required testing and commissioning has been carried out and has passed the requirements of the testing specification and the Territorial Authority.

#### 7.6.7.2 Water Test Procedure - to AS/NZS 2302

Water test procedure of foul water drains (non-pressure) - to AS/NZS 2302: Section 7.3.2.

- The pipeline shall be filled with water to a height of not less than 1m above the natural ground level at the highest point of the section being tested, or to the flood level of the lowest sanitary fixture, but not exceeding 5m at the lowest point of the test section.
- The pressure shall be maintained without leakage for at least 15 minutes.
- The source of any leaks shall then be ascertained and any defects repaired.
- The pipeline shall then be retested.

*Note: Testing should not be carried out if groundwater is present above the pipeline. If groundwater is present, the test pressure should be increased to compensate for the depth of groundwater at a rate of 10 kPa for every 1m of groundwater depth.*

## 7.6.8 Backfilling

### 7.6.8.1 Backfilling

Trenches shall be backfilled as soon as possible after the laying, inspecting and testing of the pipeline.

Where required, lay marker tape along the length of the drain, just above the top of the pipe embedment zone, before backfilling.

Trench backfill materials shall be placed over the pipe embedment, and compacted to restore the trench as near as practicable to the normal surrounding ground surface level and reduce the likelihood of subsidence. Backfill material shall be placed in uncompacted layers not exceed 300mm, then mechanically compacted to the required density.

Temporary trench support systems shall be lifted progressively above each layer of backfill to ensure each layer is compacted against undisturbed ground.

Any deficiencies of trench filling exposed by settlement shall be corrected to the required standard.

### **7.6.9 Reinstatement of Surfaces**

#### 7.6.9.1 Reinstatement of Surfaces

Refer to separate specification section - Siteworks - Reinstatement of Surfaces.

Ground and paved surfaces above excavated foul water drainage trenches shall be reinstated to the standard specified. Reinstatement shall generally achieve a standard equal to or better than the pre-existing situation - in no case will a lower standard be accepted.

Hedges, fences and other features to be retained that have been damaged or removed during the work shall be reinstated to the satisfaction of the Contract Administrator.

## **7.7 Stormwater Drainage**

### **7.7.1 Scope**

Supply, install, test and commission new, gravity-flow stormwater drains on the site, to the locations, layout and details shown on the drawings, complete with all necessary components and accessories required for the satisfactory completion and performance of the stormwater system. All aspects of this works shall comply with the requirements of the NZ Building Code, related compliance Standards, Regulations and Acts, and to the requirements of the Territorial Authority, and as specified herein and on the design drawings and schedules. Ancillary work and/or services not specifically mentioned but necessary to complete the installation shall be deemed included.

Install stormwater drains in natural ground, beneath and/or external to the building, for the distances indicated on the drawings. Allow for all inspection openings, bends, branches, manholes, inspection chambers, etc., as required and indicated on the drawings. Unless shown otherwise on the drawings, the stormwater drains shall be connected to the roof and surface stormwater installations, and discharge to the stormwater network.

The stormwater drainage plans are diagrammatic only. Allow for all necessary inspection fittings, cleaning eyes, and traps in accordance with AS/NZS 3500.3 and to comply with the New Zealand Building Code, and as required by the Territorial Authority. Refer to the drawings for the dimensioned locations of roof drainage system rainwater pipes and outlets, and surface drainage outlets, etc.

### **7.7.2 Requirements**

#### 7.7.2.1 Safety

Comply with the Health and Safety at Work Act 2015 (HSWA), and with all relevant Health and Safety at Work Regulations 2016, and with all relevant WorkSafe New Zealand (WorkSafe) Approved Codes of Practice and WorkSafe Information and Guidance, in

particular the '[OSH Guidelines For the Provision of Facilities and General Safety in the Construction Industry](#)', and the '[Excavation Safety - Good Practice Guidelines](#)'

Carry out all construction operations in accordance with the Contractor's project-specific Health and Safety Plan.

#### 7.7.2.2 Compliance

Obtain all necessary permits and consents, serve all necessary notices, arrange all tests and pay all fees and customary charges in connection with the stormwater drainage works.

The Drain Layer shall be deemed to have allowed for all work associated with the safe and orderly execution of the stormwater drainage work, including complying with all Territorial Authority requirements, Building Consent, Building Act, Health and Safety requirements, and all other acts, laws, by-laws and regulations that may affect the execution of the work.

#### 7.7.2.3 Notifiable Work

Notify WorkSafe NZ of work that is notifiable (particular hazardous work) under the Health and Safety in Employment Regulations 1995, 24 hours before starting the work.

#### 7.7.2.4 Explosives

The use of explosives is NOT permitted.

#### 7.7.2.5 Inspections

Inspections of stormwater drainage works shall take place at each of the stages as scheduled in the Building Consent. Confirm a written programme to facilitate these inspections, including notification when each stage of the work is ready for inspection.

Obtain and pay all fees for any required inspections which are additional to the Building Consent.

#### 7.7.2.6 Testing

Carry out all necessary testing of the stormwater drainage installations, and demonstrate to the Contract Administrator and the Territorial Authority that the installations are watertight and comply with the requirements of the New Zealand Building Code, related compliance Standards, and the design documents.

#### 7.7.2.7 CCTV Inspection

Where required by the Territorial Authority and in addition to pressure testing, CCTV acceptance inspection of new drains shall be carried out in accordance with the New Zealand Pipe Inspection Manual.

All defects identified by the CCTV inspection shall be rectified to the required standard, without cost to the Principal, and the relevant section of pipeline tested and/or inspected again.

#### 7.7.2.8 Redundant Drains

Where an existing drain or part thereof is no longer required, it shall be disconnected from the service at the junction of the live drain or at the property boundary, and be appropriately

sealed-off watertight in accordance with AS/NZS 3500.3. Advise the controlling Territorial Authority of the final sealing treatment.

#### 7.7.2.9 Co-operation

Co-operate with other trades to ensure that all preliminary and preparatory works are completed to specification and as shown on the drawings.

Coordinate with other trades as necessary to install stormwater drains to the required locations and layout.

#### 7.7.2.10 Workmanship

Stormwater drainage work shall be carried out by qualified and experienced tradespersons, familiar with all required installation requirements, under the direct supervision of a NZ certified Registered Drain Layer, in accordance with AS/NZS 3500.3 and to comply with the New Zealand Building Code, and all local codes and regulatory authority requirements, and the conditions of the Building Consent.

All pipe cutting, jointing, and supporting techniques shall be exactly as recommended by the pipe manufacturer. Pipes, fittings and accessories shall be handled and installed in such a manner that prevents any damage to the component.

All work shall be such as to leave a neat, efficient, robust and watertight installation.

Carry out all necessary inspections and tests during installation to ensure compliance with the design specifications and regulatory requirements. Provide test result sheets to the Contract Administrator to show compliance has been achieved.

Take all necessary precautions during installation to protect the stormwater drainage system from damage, and to prevent the entry of:

- soil, sand, or rock;
- sewage, including the contents of any septic tank, or trade waste; or
- any other substance that could damage or impede the operation of the stormwater drainage network.

Ensure that any installed drain is adequately protected from any damage and excessive loading during the remaining construction period.

Protect adjacent finished work and surfaces from damage and contamination during installation. Any damage to fittings or finished surfaces shall be made good by the appropriate trade at the Drain Layer's expense.

Any associated electrical wiring and prescribed electrical work (by others) shall be carried out by a qualified electrician in accordance with the electrical standards and regulations and the Electrical specification.

#### 7.7.2.11 Defective Materials & Work

Should defective materials and/or work be found at any time before the final acceptance of the work, it shall be rejected. All rejected stormwater drainage materials and work shall be

repaired and/or replaced to the satisfaction of the Contract Administrator, without delay and at no additional expense to the Principal.

#### 7.7.2.12 Delivery & Handling

Store stormwater drain pipes and accessories undercover, out of direct sunlight, clear of the ground, on an even surface, and protected from damage and contamination in accordance with the manufacturer's requirements. Keep pipes and accessories out of direct sunlight and protected from damage and contamination at all times.

Store loose PVC-U pipes on evenly spaced bearers at maximum 1.0m centres, with pipe sockets alternated so the the sockets do not bear on each other, and with side supports if pipes are stacked more than two layers high. When loose PVC-U pipes are stacked in a pyramid, the maximum stack height shall be 1.0m and the bottom pipes shall be chocked.

Do not used damaged or faulty materials or products, or products that are beyond their designated shelf life. Do not use PVC-U materials that have been exposed to or stored in direct sunlight longer than the period specified by the manufacturer.

Handle all products and materials in accordance with the manufacturer's requirements, and in a manner that prevents damage or deterioration of the material/product.

Installers shall be familiar with and comply with manufacturer's Material Safety Data Sheet precautions for use, and use appropriate safety gear when handling materials.

Conform with all relevant [WorkSafe NZ](#) Guidelines and Codes of Practice - in particular the '[OSH Guidelines For the Provision of Facilities and General Safety in the Construction Industry](#)' and the '[Excavation Safety - Good Practice Guidelines](#)'.

#### 7.7.2.13 As-Built Drawings

On completion and before application for Code Compliance Certificate, prepare As-Built Drawings of the stormwater drainage system, that accurately record the new and/or modified stormwater drainage installation.

Information shall include, but not limited to, type, class and size of all pipes, the location, grade and direction of flow of all pipes, the location of all bends, changes in direction, cleaning access positions, manholes, and all dimensions, levels, inverts, etc.

Submit prepared as-built drawings to the Contract Administrator for review. Issue as-built drawings in accordance with the Contract Administrator's instruction, and in the required format.

#### 7.7.2.14 Warranties

On completion and before Practical Completion, provide all relevant manufacturer/supplier warranties in favour of the Principal, covering materials, equipment, proprietary products, etc., supplied and installed.

### 7.7.3 Materials

#### 7.7.3.1 General

Supply and deliver to the site all pipes, junctions, precast manholes, granular bedding material and other materials required for the satisfactory completion of the stormwater drainage works. All drainlaying materials shall be fit for purpose, new and free from damage and defects.

#### 7.7.3.2 PVC-U Pipes & Fittings

PVC-U stormwater drain pipes and fittings for non-pressure applications shall comply with AS/NZS 1254: 'PVC-U pipes and fittings for stormwater and surface water applications'. Installed in accordance with AS/NZS 3500.3 and AS/NZS 2032 or AS/NZS 2566.2

#### Pipe Classification:

Class SN4-SN6 - Rubber Ring Joint or Solvent Welded Joint. For domestic and residential applications, and low load areas.

Class SN8-SN10 - Rubber Ring Joint or Solvent Welded Joint. For commercial and industrial applications, and medium load areas.

Class SN16 - Rubber Ring Joint or Solvent Welded Joint. For heavy traffic load areas.

#### 7.7.3.3 Concrete

Cast insitu concrete used for stormwater drainage installation shall be 20 MPa Normal Concrete complying with NZS 3104. Where specified, used as bedding, capping and surround concrete, and for any cast-insitu concrete elements (to NZS 3104 unless specified otherwise).

#### 7.7.3.4 Reinforcing Steel

Steel reinforcing materials for cast-insitu concrete elements shall comply with AS/NZS 4671. Unless specified otherwise on the drawings, bars shall be Grade 300 deformed.

#### 7.7.3.5 Cement Mortar

Cement mortar shall consist of one part cement and two parts of fine aggregate measured by volume, properly mixed with the minimum amount of clean water necessary to render the mix workable. Do not use cement mortar that has been mixed and left standing for more than one hour.

#### 7.7.3.6 Bedding & Surround Material

Except where specified otherwise, bedding (underlay, side support, overlay) material for PVC-U pipes shall be GAP 7 - General All Passing 7mm - clean, granular, non-cohesive crushed rock or gravel screenings, that is free from organic material and clay, with a moisture content appropriate to the degree of compaction required. If the bedding material is contaminated or an excessive amount of oversized particles are present, the bedding material shall be rejected and not used.

#### 7.7.3.7 Backfill Material

Except where specified otherwise, backfill material above the pipe embedment layer (150mm above the top of pipe) shall be selected ordinary excavated material that is free from any builder's waste, any organic material, any rocks or hard matter larger than 20mm, and any soil lumps larger than 75mm.

Except where specified otherwise, pipes beneath private roadways and where subject to vehicular traffic - all backfill from the top of the embedment layer (150mm above top of pipe) to the underside of the pavement layer shall be GAP 65 - General All Passing 65mm.

Mechanically compact backfill material in layers not exceeding 300mm to a relative compaction no less than 95% of the NZ Standard Compaction.

Trenches in public footpaths and roads shall be backfilled in accordance with the requirements of the controlling authority.

#### **7.7.4 Trench Excavation**

##### 7.7.4.1 Clearing of Surfaces

Where trenches are to be excavated in a grassed area, garden or a berm, the topsoil shall be stripped from the area of the excavation and stockpiled separately adjacent to the trench for use in reinstating the surface.

Where trenches are to be excavated in existing concrete or asphalt paved areas, the paving shall be cut to neat, straight lines, parallel to the trench prior to excavation, with a nominal 100mm trimming allowance either side of the excavation width. The excavation shall be carried out with minimal damage to the existing paved surface.

Where trenches are to be excavated in existing segmental paved areas, the pavers shall be removed by hand, cleaned and set aside for later reinstatement.

Subsequent trench backfill shall be adequately compacted to avoid subsidence of reinstated surfaces.

##### 7.7.4.2 Excavation

Locate all existing buried services before commencing excavation work in any area.

Excavations for trenches and pits shall be properly executed and supported in accordance with the requirements of AS/NZS 3500.3.

Carry out excavation work to comply with all relevant health and safety regulations and guidelines, including the '[Excavation Safety - Good Practice Guidelines](#)'.

Unless specified otherwise, the excavation of trenches shall be taken out by open cut to the levels and grades shown or implied on the drawings. Excavate trenches to the depths which will provide for the appropriate type of bedding.

Trench excavations shall be of sufficient width to allow all operations necessary for the jointing of pipes and placing of the specified backfill. The bottom width of the trenches shall at least the combined measurement of the outside diameter of the pipe plus 200mm - with a minimum clearance of 100mm on each side of the drain barrel. The trench width at the top of the pipe shall not exceed the outside diameter of the pipe plus 600mm unless the pipe in the trench is covered with concrete. The trench above the top of the pipe may be cut wider, either by excavating a wider bench or by battering the trench wall.

Where a trench has been excavated deeper than required without authorisation, the excess depth shall be filled either with bedding material compacted to achieve a density as near to the original soil density as possible, or with concrete.

#### 7.7.4.3 Shoring

Make all necessary provisions for shoring trench walls to comply with all regulations and for health and safety measures.

Trench shoring materials and equipment must be suitable for the purpose for which they are to be used, of sound quality, and adequate in strength for the particular use.

Shoring shall be placed by experienced operators under competent supervision, and shall not be altered, dismantled, or interfered with except on the instruction of the authorised supervisor.

Ensure no voids are left in the backfill when shoring is removed, and the required compaction density of the backfill is achieved.

#### 7.7.4.4 Dewatering

Take all necessary precautions to keep trenches and pits free from water. Provide all necessary pumps, drainage pipes and other equipments required for dewatering. Install all necessary filtering and detention measures required by the Territorial Authority.

If the bottom of the trench is likely to be adversely affected by rain, remove the final 80mm of excavation as a separate operation immediately before placing the bedding material.

### 7.7.5 Pipe Laying

#### 7.7.5.1 Bedding Pipes

Provide a minimum 75mm thick underlay layer of well compacted bedding material for all pipes. A chase shall be excavated in the bedding to accommodate any jointing socket or fitting in the drain. The pipe embedment material shall be laid and compacted so that the pipe is evenly and continuously supported along its length on either side of the pipe, and with an overlay layer minimum 150mm thick.

When trench support systems are used, the bedding material shall be placed and compacted in a manner so that no loss of compaction results from removal of the trench side support systems. The trench support shall be removed in such a way as to ensure that the placing and compaction of the bedding material occurs below the trench supports and directly against the undisturbed ground of the trench walls.

After completion of the jointing and inspection of drain pipes, place and compact the bedding surround material around the pipe to the required depth over the pipe. The material shall be carefully placed around and over the pipe using hand tamping and in a manner that ensures the pipe is uniformly supported all round its perimeter and without voids. Take care during placement and compaction to ensure the pipe is not displaced or damaged.

#### 7.7.5.2 Laying Pipes

Install stormwater drains in accordance with AS/NZS 3500.3 to the layout, levels and grades shown on the drawings. Drain pipes shall be laid to provide maximum falls, in straight lines and at an even grade, without obstruction to flow, and with full allowance for bedding.

Before installing the pipes, check the bore of each pipe is free from foreign matter and that the pipe exterior and the socket have not been damaged in handling or storage. All pipelines shall be kept clean and free of dirt and debris at all times during installation, testing and commissioning.

PVC-U stormwater drain pipes shall be properly jointed (rubber ring joint or solvent welded joint) to produce a watertight seal in accordance with the manufacturer's instructions.

Start laying main drains at the point of outfall and insert junctions for branch drains as the work proceeds. Pipes shall be laid with the least number of bends, in the centre of the trench, in straight lines between bends, and to the grades and locations shown on the drawings.

Install all necessary fittings, including inspection openings, bends and junctions, to the locations shown on the drawings and in accordance with the manufacturer's instructions. Where not specified on the drawings or schedules, fittings for inspection openings, bends, and junctions shall be selected from the PVC-U pipe system range of products and installed in accordance with the manufacturer's instructions.

Other than precautions against damage by displacement or floating pipes, no bedding surround material or backfill shall be placed until the laying of the drain has been inspected by the Territorial Authority.

#### 7.7.5.3 Steep Gradients

Where the gradient of a stormwater drain pipe exceeds 1:5 (20%), anchor blocks shall be installed at the bend or junction at the top and bottom of the inclined drain, and at intervals not exceeding 3m. Anchor blocks shall be constructed in accordance with AS/NZS 3500.3: Section 7.9.

#### 7.7.5.4 Underground Drains Near & Under Buildings

Protect underground drains near and under buildings against damage in accordance with AS/NZS 3500.3 where the minimum cover specified cannot be provided.

#### 7.7.5.5 Jointing - Solvent Welded Joints

Solvent welded joints shall be used for jointing PVC-U pipes and fittings where rubber-ring jointed fittings are not manufactured. Use only cleaner primers and solvent cements specified by the manufacturer for the application and socket type. Only sockets complying with the relevant Standard shall be installed. Do not use cleaner primers or solvent cements if the 'use by' date has expired. The marking of pipes by scoring is not permitted. All joints shall be watertight and prevent the infiltration of groundwater and the intrusion of tree roots.

Solvent welded joints shall be assembled in accordance with the manufacturer's instructions and generally as follows:

- Solvent welding shall only be carried out in dry conditions above 5°C.

- Ensure the components are dry, clean and free of dust, dirt, grease and surface contaminants during all stages of the jointing process.
- Prior to welding, the components shall be assembled dry and checked for position and alignment to ensure accurate re-assembly in the correct position.
- Mark the spigot with a witness mark (pencil, not scored) at a distance equivalent to the internal depth of the socket.
- Dry the spigot end, up to the witness mark, and the socket interior, then clean and degrease with a clean cloth moistened with the pipe or fitting manufacturer's specified priming fluid.
- Apply an even coating of solvent cement to the internal surface of the socket for the full engagement length, and to the external section of the spigot up to the witness mark.
- Only use the minimum amount of solvent cement in the socket necessary for a fully solvent-welded joint.
- Insert the spigot close to, but not beyond, the witness mark. Do not use excessive force. Firmly restrain the joint for the minimum period recommended by the pipe manufacturer.
- Wipe off excess solvent cement from the outside of the joint, and where possible from the inside.
- Adhere to the manufacturer's specified procedures and time frames for filling and testing pipework.
- Allow all solvent welded joints to fully cure before subjecting pipework to any imposed load or testing.

#### 7.7.5.6 Pipe Cover

Unless specified otherwise on the drawings, the minimum pipe cover (finished surface to top of pipe) shall be:

- where not subject to vehicular loading: 300mm.
- where subject to vehicular loading - not in roadways: 450mm.
- where subject to vehicular loading - in sealed roadways: 600mm.
- where subject to vehicular loading - in unsealed roadways: 750mm.
- pipes in embankment conditions or subject to loading from heavy construction equipment: 750mm.

### 7.7.6 Manholes

#### 7.7.6.1 Manholes

Construct stormwater manholes to the locations, dimensions, levels and details shown on the drawings, and make all necessary connections to the private stormwater drainage system.

Manholes shall be circular precast concrete manholes, constructed to NZS 4404 and the requirements of the Territorial Authority, and to the dimensions and details shown on the drawings.

- Concrete precast manhole risers: manufactured to the requirements of AS/NZS 4058.
- Concrete precast manhole flanged bases and lids: manufactured to NZS 3109, with a surface finish to NZS 3114.
- Manhole covers and cover frames: cast iron or steel construction conforming to AS 3996 and the requirements of the Territorial Authority.

Connect stormwater drains to concrete precast manholes using purpose-made manhole connectors and pipe stubs/shorts in accordance with the requirements of the Territorial Authority and as shown on the drawings.

### **7.7.7 Connection**

#### 7.7.7.1 Onsite - to Existing Stormwater Drain

Connect to discharge the new stormwater drainage line to the existing, operational stormwater drainage line on-site in accordance with the requirements of the Territorial Authority and as shown on the drawings.

### **7.7.8 Testing**

#### 7.7.8.1 Stormwater Drains

Test the stormwater installation, including all drains, connections and system components, for water tightness in accordance with the requirements of the Territorial Authority (TA).

Where required by the Territorial Authority, the testing shall be undertaken in the presence of the representative of the TA. Demonstrate to the Contract Administrator and the Territorial Authority that the installation complies with the requirements of the contract documents, related standards and regulatory bodies. Lodge all certificates of approval with the Contract Administrator.

Unless specified otherwise by the Territorial Authority, the testing procedure shall be the Water Test procedure as defined in AS/NZS 3500.3: Section 9. Where appropriate, the procedures in NZBC E1/VM1 may be used as an alternative. The acceptability of other test methods are to be subject to the approval of the Territorial Authority and the Contract Administrator.

Provide all necessary plant, equipment and instruments required for the specified testing procedure. All testing and commissioning shall be undertaken by suitably skilled and experienced technicians.

Pressure testing shall be carried out after the pipes have been laid and the bedding material has been placed over the pipes as specified.

Prior to testing ensure that all pipe junctions and inspection eyes are exposed, and pipelines have been flushed and all residual debris cleaned out.

Stormwater manholes shall be free of visible faults, or permeable zones, and jointing or penetration repairs shall be to best trade practice and standards.

Test results shall be recorded clearly on properly formatted test result sheets, and submitted to the Contract Administrator within 48 hours of completion of testing.

Repair or replace any materials or workmanship found to be defective or faulty during testing, and repeat the test until a satisfactory test result is achieved.

Leave the installation watertight and free of defects, and operating to the required performance standard.

The work shall be deemed incomplete unless all required testing and commissioning has been carried out and has passed the requirements of the testing specification and the Territorial Authority.

7.7.8.2 Water Test Procedure - to AS/NZS 3500.3

Water test procedure of stormwater drains (non-pressure) - to AS/NZS 3500.3: Section 9.4:

The head of water on any section of drain shall not exceed 3m.

The procedure shall be as follows:

- Seal all openings except the top of the section of the below-ground drain to be tested.
- Fill the below-ground drain with water to the highest level in that section.
- 10 minutes for vitrified clay drains; or
- 5 minutes for drains of any other material.

The drain shall be deemed to have passed the test if no make-up water is required.

### 7.7.9 Backfilling

7.7.9.1 Backfilling

Trenches shall be backfilled as soon as possible after the laying, inspecting and testing of the pipeline.

Where required, lay marker tape along the length of the drain, just above the top of the pipe embedment zone, before backfilling.

Trench backfill materials shall be placed on the pipe embedment, and compacted to restore the trench as near as practicable to the normal surrounding ground surface level and reduce the likelihood of subsidence. Backfill material shall be placed in uncompacted layers not exceed 300mm, then mechanically compacted to the required density.

Temporary trench support systems shall be lifted progressively above each layer of backfill to ensure each layer is compacted against undisturbed ground.

Any deficiencies of trench filling exposed by settlement shall be corrected to the required standard.

### 7.7.10 Reinstatement of Surfaces

7.7.10.1 Reinstatement of Surfaces

Refer to separate specification section - Siteworks - Reinstatement of Surfaces. Ground and paved surfaces above excavated stormwater drainage trenches shall be reinstated to the standard specified. Reinstatement shall generally achieve a standard equal to or better than the pre-existing situation - in no case will a lower standard be accepted.

Hedges, fences and other features to be retained that have been damaged or removed during the work shall be reinstated to the satisfaction of the Contract Administrator.

## 8 ELECTRICAL

### 8.1 Preliminary

Refer to General Conditions of Contract and the Special Conditions in this Specification as appropriate. Read this section in conjunction with all other trade sections.

### 8.2 Compliance

Comply with the New Zealand Building Code 1992 including all revisions and amendments, Verification Methods where appropriate, and construction principles that are embodied in the Acceptable Solutions.

Comply with all relevant provisions and recommendations of:

2053.1:2001(AS/NZS)	Conduits and fittings for electrical installations - General requirements
2201.1:2007(AS/NZS)	Intruder alarm systems - Client's premises - Design, installation, commissioning and maintenance
2293.2:2019(AS NZS)	Emergency lighting and exit signs for buildings - Part 2: Routine service and maintenance
3000:2018(AS NZS)	Electrical installations - Known as the Australian/New Zealand Wiring Rules
3012:2010(AS/NZS)	Electrical installations - Construction and demolition sites
3085.1:2004(AS/NZS)	Telecommunications installations - Basic requirements
3100:2009(AS/NZS)	Approval and test specification - General requirements for electrical equipment
3112:2011(AS/NZS)	Approval and test specification - Plugs and socket-outlets
3191:2008(AS/NZS)	Electrical flexible cords
5000.1:2005(AS/NZS)	Electric cables - Polymeric insulated - For working voltages up to and including 0.6/1 (1.2) kV
60227.5:2003(AS/NZS)	Polyvinyl chloride insulated cables of rated voltages up to and including 450/750 V - Flexible cables (cords)
60335.2.30:2015(AS NZS)	Household and similar electrical appliances - Safety - Part 2.30: Particular requirements for room heaters
60335.2.30:2015(AS NZS)INCIEC	Household and similar electrical appliances - Safety - Part 2.30: Particular requirements for room heaters
60335.2.35:2013(AS/NZS)	Household and similar electrical appliances - Safety - Part 2.35: Particular requirements for instantaneous water heaters
60598.2.2:2016(AS NZS)	Luminaires - Part 2.2: Particular requirements - Recessed luminaires
60598.2.22:2005(AS/NZS)	Luminaires - Particular requirements - Luminaires for emergency lighting
60898.1:2004(AS/NZS)	Electrical accessories - Circuit-breakers for overcurrent protection for household and similar installations - Circuit-breakers for a.c. operation
61009.1:2015(AS/NZS)	Residual current operated circuit-breakers with integral overcurrent protection for household and similar uses (RCBOs) - Part 1: General rules
6104:1981(NZS)	Specification for emergency electricity supply in buildings

NZECP 54

Recessed luminaires

## 8.3 Workmanship

### 8.3.1 General

Supply and install all materials, including all necessary minor and incidental items, for proper completion of all of the electrical services specified or shown on the drawings. The contract will not be deemed to be complete until the Electrician has provided an Electrical Certificate of Compliance (made available to the Contractor in time for the Code Compliance Certificate application).

**Consult with owner on site for electrical needs including items that require moving, position of new items and all switch selections.**

Obtain all necessary permits and consents, serve all notices and pay all fees in and customary charges connection with the works.

The position of switches, light and power outlets and other fittings, although shown specifically in some instances, are in general only shown diagrammatically. The exact location of each of these items will be as directed on site by the Architect/Designer; the Electrician shall give reasonable notice of when this information is required. Items positioned in contravention of this shall be repositioned if directed, including rewiring if necessary, all at the Electrician's expense.

Unless drawn (on 1:20 wall elevations) or specified otherwise the mounting height to the centreline of the following items above the floor shall be:

- 1000mm for lighting switches;
- 2000mm for wall mounted lights;
- 2100mm for the bayonet of pendant lights;
- 300mm for power points, except at benches.

(Notify the Architect/Designer if either the actual fitting or mounting position seem to make the mounting height noted above inappropriate).

Warranty cards and manufacturers guarantees for items supplied and installed by this trade shall be filled in correctly and handed over at Practical Completion. Arrange all circuits to obtain an optimum balance of the system, and check and reconnect where necessary to achieve this on completion. Leave the works clean and tidy and in full operational order.

### 8.3.2 Co-operation

Co-operate with all other trades and attend upon the Concretor and Carpenter to set out all required penetrations and to ensure that all wiring and fittings are correctly incorporated as work proceeds. The Carpenter will provide and fix all necessary dwangs and timber supports in locations determined by the Electrician.

### 8.3.3 Workmanship

All electrical work shall be carried out by, or under the direct control of, registered tradesmen, and shall be to recognized high standards. All work shall be such as to leave a neat, efficient and robust installation. Neatly label switchboards to identify each circuit.

The cutting away and checking of timbers shall be limited to such dimensions as will not prejudice the purpose for which the timber is used; observe NZS 3604: 2011 restrictions on the holing and checking of joists and beams. Chasing and checking of other materials shall be only to approval.

Adequately protect all surfaces. Any damage to fittings or surfaces made good by the appropriate trade at the Electrician's expense.

### 8.3.4 Wiring

Joints within cable runs will not normally be accepted. TPS cable shall be adequately supported, and clipped at regular intervals. At terminations all strands of conductors shall be fully secured in a terminal block or clamped under a screw head washer; do not cut away any strands. Wiring which terminates in enclosed fittings and/or where subject to heat liable to cause deterioration, shall be high temperature type, with the tails made off with heat resisting sleeves, to protect the permanent wiring.

Wire lights in 1.5mm 3 core - 7.5 amps loading max per circuit (allow for 100w to all light fittings unless identified otherwise).

Wire power outlets in 2.5mm 3 core - 7 maximum GPO singles or doubles per circuit. Assess power outlets for specific equipment and allow accordingly.

Conceal all wiring except as noted on drawings or below. All wiring cast into concrete shall be run in conduit pipes. All cables shall be stranded (single core is unacceptable).

Wire more or less parallel to and at right angles to the structural elements - avoid any diagonal wiring. Layout of the principal distribution wiring shall be to approval. Position all wires to minimise the risk of damage from subsequent nailing of linings etc.

Generally, do not run TPS horizontally within timber walls except in the area up to 300mm above floor. Wire in the ceiling framing and drop vertically to outlets and switches.

Do not run TPS horizontally within partitions except in the area up to 300mm above floor. Wire in the ceiling void and drop vertically to outlets and switches. Principal wiring in the ceiling void shall be supported on adequate catenaries.

Wire exterior lighting in screened cable.

## 8.4 Materials & Control

### 8.4.1 Materials

All materials delivered with packaging and labeling intact. All required incidentals (insulating tape, seals, fixings, etc.) shall be completely appropriate for the application involved. The use of items damaged in any way is subject to approval in each instance.

## **8.5 Elements**

### **8.5.1 Appliances**

The Electrician will supply the following items and install them completely in accordance with their manufacturers instructions, and protect them until Practical Completion:

-exhaust fans

### **8.5.2 Light Fittings**

All light fittings are identified as to type on the drawing, and will be supplied by the Principal. Take delivery, install in accordance with any directions supplied and protect until Practical Completion.

### **8.5.3 Tele Communications**

Workmanship shall be recognised best trade practice, and in accordance with the manufacturers' recommendations. All work shall be by competent and experienced operatives.

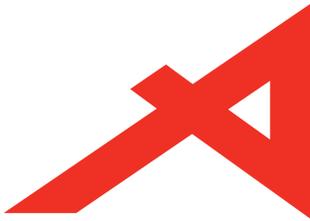
### **8.5.4 Other Wired Services**

Co-operate with all other trades to ensure that the following services are installed complete and in accordance with their manufacturer's recommendations with all normal or necessary incidentals and with all wiring concealed.

-Front door bell as noted - install.

-air exhaust fans and ducting.

1. BRANZ Appraisal No.238 (2018) - Pink® Batts® Insulation
2. BRANZ Appraisal No.238 (2018) - Pink® Batts® Insulation



**BRANZ Appraised**  
Appraisal No. 238 [2018]

## PINK® BATTS® INSULATION

**Appraisal No. 238 [2018]**

This Appraisal replaces BRANZ  
Appraisal No. 238 [2012].

Amended 26 November 2018.



### BRANZ Appraisals

Technical Assessments of  
products for building and  
construction.



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## Product

- 1.1 Pink® Batts® Insulation is a range of resin bonded fibrous glasswool thermal insulating material for use in walls, ceilings and roofs of buildings. Pink® Batts® Insulation is pre-cut to suit a range of framing spacings.

## Scope

- 2.1 Pink® Batts® Insulation has been appraised as a thermal insulation material for framed or part-framed walls, ceilings and roofs of domestic and commercial buildings.

## Building Regulations

### New Zealand Building Code (NZBC)

- 3.1 In the opinion of BRANZ, Pink® Batts® Insulation, if designed, used, installed and maintained in accordance with the statements and conditions of this Appraisal, will meet or contribute to meeting the following provisions of the NZBC:

**Clause B2 DURABILITY:** Performance B2.3.1 [a] not less than 50 years and B2.3.1 [b] 15 years. Pink® Batts® Insulation meets these requirements. See Paragraph 8.1.

**Clause E3 INTERNAL MOISTURE:** Performance E3.3.1. Pink® Batts® Insulation will contribute to meeting this requirement. See Paragraphs 13.1 and 13.2.

**Clause F2 HAZARDOUS BUILDING MATERIALS:** Performance F2.3.1. Pink® Batts® Insulation meets this requirement and will not present a health hazard to people.

**Clause H1 ENERGY EFFICIENCY:** Performance H1.3.1 [a] and H1.3.2 E. Pink® Batts® Insulation will contribute to meeting these requirements. See Paragraphs 14.1 and 14.2.

## Technical Specification

- 4.1 Pink® Batts® Insulation is a resin bonded fibrous glasswool insulation manufactured from recycled and/or virgin glass and cured urea extended phenolic resin.
- 4.2 Pink® Batts® Insulation is manufactured in a range of sizes to suit framing centres and cavity depths. Building Insulation Blanket (BIB) is supplied in rolls for commercial applications. Pink® Batts® Insulation is available as set out in Table 1.

**Table 1: Pink® Batts® Insulation product table.**

R-value	Length [mm]	Width [mm]	Nominal Thickness [mm]	Nominal Total Area [m <sup>2</sup> ]	Density [kg/m <sup>3</sup> ]
<b>Roof - Thermal Insulation</b>					
1.8 <sup>†</sup>	1220	432	95	13.7	8.3
2.2 <sup>†</sup>	1220	432	115	12.6	8.2
2.6 <sup>†</sup>	1220	432	140	10.5	7.7
3.2 <sup>†</sup>	1220	432	170	8.4	8.4
3.2 <sup>†</sup>	1220	432	170	8.4	6.9
3.6 <sup>†</sup>	1220	432	180	7.4	7.4
3.6	1220	432	180	7.4	8.8
4.0 <sup>†</sup>	1220	432	195	6.3	8.1
5.0 <sup>†</sup>	1220	432	220	4.2	10.0
6.0 <sup>†</sup>	1220	432	235	3.7	13.0
6.3 <sup>†</sup>	1220	432	250	3.2	12.3
7.0 <sup>†</sup>	1220	432	260	2.6	15.8
<b>Roof - Building Insulation Blanket</b>					
1.2	12,000	1200	50	28.8	12.0
1.8	8000	1200	75	19.2	12.0
2.2	8000	1200	100	19.2	9.1
2.4	8000	1200	100	19.2	11.5
2.6	6000	1200	110	14.4	11.0
3.2	8000	1200	135	9.6	10.9
<b>Roof - Pink® Batts® Retrofit Insulation</b>					
2.9 <sup>†</sup>	1220	432	150	9.5	7.7
3.3 <sup>†</sup>	1220	432	175	8.4	7.1
<b>Wall - Masonry Insulation</b>					
1.0 <sup>†</sup>	1220	580	40	21.2	14.0
1.2	1220	580	50	17.0	12.8
<b>70 mm Wall Range - Thermal Insulation</b>					
2.2	1140	560	70	6.4	30.0
<b>90 mm Wall Range - Thermal Insulation</b>					
1.8 <sup>†</sup>	1140	560	90	16.6	9.0
2.2 <sup>†</sup>	1140	560	90	13.4	11.6
2.4 <sup>†</sup>	1140	560	90	10.2	14.7
2.4 <sup>†</sup>	1140	560	90	10.2	17.4
2.6 <sup>†</sup>	1140	560	90	9.6	19.4
2.8 <sup>†</sup>	1140	560	90	6.4	27.1

**Table 1: Pink® Batts® Insulation product table cont.**

R-value	Length [mm]	Width [mm]	Nominal Thickness [mm]	Nett Area [m <sup>2</sup> ]	Density [kg/m <sup>3</sup> ]
<b>90 mm Narrow Wall Range - Thermal Insulation</b>					
2.2 <sup>1</sup>	1140	360	90	9.0	11.8
2.6 <sup>1</sup>	1140	360	90	7.4	19.4
2.8 <sup>1</sup>	1140	360	90	4.5	27.1
<b>90 mm Steel Wall Range - Thermal Insulation</b>					
2.2 <sup>1</sup>	1220	610	90	15.6	11.8
2.6 <sup>1</sup>	1220	610	90	9.7	19.4
<b>140 mm Wall Range - Thermal Insulation</b>					
3.2 <sup>1</sup>	1140	560	140	9.6	9.6
3.6 <sup>1</sup>	1140	560	140	7.0	14.0
4.0 <sup>1</sup>	1140	560	140	5.1	19.5
<b>140 mm Narrow Wall Range - Thermal Insulation</b>					
3.2 <sup>1</sup>	1140	360	140	7.0	9.6
4.0 <sup>1</sup>	1140	360	140	4.1	19.5

<sup>1</sup> Pink® Batts® Insulation products that have the Environmental Choice license.

- 4.3 Pink® Batts® Insulation is pink in colour and is baled in polythene bags with labelling in compliance with AS/NZS 4859.1.
- 4.4 Pink® Batts® Retrofit Ceiling Insulation is pink in colour and is baled in teal polythene bags with labelling in compliance with AS/NZS 4859.1.
- 4.5 Accessories used with Pink® Batts® Insulation, which are supplied by the insulation installer, are wire netting, plastic strapping and fixings.

## Handling and Storage

- 5.1 Pink® Batts® Insulation must be stored under cover and in dry conditions. Heavy objects must not be stacked on the bales. The bales must be stored in an orientation that avoids excessive compression of the product.
- 5.2 In general, insulation products are sensitive to the length of time they are stored under compression packaging. Product that does not recover to its nominal thickness may not achieve the stated R-value.

## Technical Literature

- 6.1 Refer to the Appraisal listing on the BRANZ website for details of the current Technical Literature for Pink® Batts® Insulation. The Technical Literature must be read in conjunction with this Appraisal. All aspects of design, use, installation and maintenance contained in the Technical Literature and within the scope of this Appraisal must be followed.

## Design Information

### General

- 7.1 Pink® Batts® Insulation is intended for use as thermal insulation to meet the requirements of the NZBC. Pink® Batts® Insulation can be used to meet the minimum schedule method R-values of NZBC Verification Method H1/VM1 or NZBC Acceptable Solution H1/AS1. Greater construction R-values can be achieved where specific design is used. For construction R-values refer to the BRANZ House Insulation Guide. Product R-values and dimensions are given in Table 1.

- 7.2 Pink® Batts® Insulation thermal resistance [R-value] has been determined by testing to AS/NZS 4859.1, which is an acceptable method in NZBC Acceptable Solution H1/AS1.
- 7.3 Pink® Batts® Insulation is designed to be friction-fitted between wall, ceiling or roof framing. They can also be laid directly on a ceiling lining, over ceiling battens or joists/truss chords. In other horizontal situations, the insulation must be adequately supported by galvanised wire netting or some other suitable durable material.
- 7.4 Where the insulation is installed in exterior walls, the insulation material nominal thickness must be selected to provide a snug close fit which touches all sides of the insulation cavity between the wall underlay and the interior wall lining.
- 7.5 Where the insulation is retrofitted in external walls without a wall underlay, and with direct-fixed claddings, the insulation must be at least 20 mm thinner than the framing to allow a gap of at least 20 mm between the insulation and the wall cladding. Horizontal straps must be stapled into the sides of the wall studs at 300 mm centres maximum as support before the insulation is installed. Refer also to NZS 4246, Section 5.4.2.
- 7.6 When the insulation is installed in a wall with a drained cavity, it is recommended that specific wall products with a controlled nominal thickness be used. Where the stud spacings are greater than 450 mm, an intermediate means of restraining the insulation from bulging into the cavity must be installed in accordance with NZBC Acceptable Solution E2/AS1, Paragraph 9.1.8.5.
- 7.7 Building Insulation Blanket is designed specifically for commercial roof and commercial wall applications. In residential applications, installation must be completed in line with NZS 4246.
- 7.8 To prevent moisture transfer and to provide roof ventilation, a separation of 25 mm minimum is required between the insulation and any rigid substrate or flexible roof underlay. Selecting specifically designed skillion roof insulation products with a controlled nominal thickness can assist with this requirement.
- 7.9 The building envelope must be constructed to ensure the insulation remains dry during installation and throughout the life of the building.
- 7.10 The clearance requirements for heating appliances and downlights must be met and reference made to the manufacturer's instructions and NZS 4246. See Paragraphs 10.1 - 10.3.

## Durability

### Serviceable Life

- 8.1 Where the building is maintained so that provisions of NZBC Clauses E2 and E3 are met, and where the insulation is not crushed or exposed to conditions that will diminish its thermal performance (e.g. moisture), Pink® Batts® Insulation can be expected to have a serviceable life of at least 50 years.

## Maintenance

- 9.1 Insulation that has become damp must be removed and the cause of dampness repaired. Cavities must be clean and dry before fitting new insulation of an equivalent thermal rating. NZS 4246 gives guidance on thermal insulation maintenance due to water damage.

## Prevention of Fire Occurring

- 10.1 Pink® Batts® Insulation is considered a non-combustible material and need not to be separated from heat sources such as fire places, heating appliances, flues and chimneys. However, when used in conjunction with, or attached to heat sensitive materials, the heat sensitive material must be separated from fireplaces, heating appliances, flues and chimneys in accordance with the requirements of Part 7 of NZBC Acceptable Solutions C/AS1 to C/AS6 and NZBC Verification Method C/VM1.

### Downlights

- 10.2 Recessed luminaires shall be of type and be installed in accordance with NZBC Acceptable Solution C/AS1 to C/AS6, Section 7.4.
- 10.3 Insulation materials must maintain a clearance of 100 mm to undefined recessed luminaires in existing buildings.

### Control of Internal Fire and Smoke Spread

- 11.1 Pink® Batts® Insulation has been classified non-combustible when tested to AS 1530.1 and can therefore be assigned a Group Number of 1-S. Unless foamed plastics building materials are also used as part of the wall or ceiling construction, there are no internal surface finish requirements in Risk Group SH in accordance with NZBC Acceptable Solution C/AS1, Paragraph 4.2. When used in an occupied space, Pink® Batts® Insulation does not need to be enclosed in any Risk Group. Refer to NZBC Acceptable Solutions C/AS2 to C/AS6 for the specific internal surface requirements for walls or ceilings in other Risk Groups.

### External Moisture

- 12.1 The total building envelope must be weathertight and comply with the requirements of NZBC Clause E2 to ensure that the insulation remains dry in use.
- 12.2 The moisture content of the construction materials at the time of installing and enclosing the insulation must meet the requirements of NZBC Acceptable Solution E2/AS1, Paragraph 10.2 (a), or a lower moisture content if required by the lining manufacturer.

### Internal Moisture

- 13.1 Buildings must provide an adequate combination of thermal resistance, ventilation and space temperature to all habitable spaces, bathrooms, laundries and other spaces where moisture may be generated or may accumulate. This does not apply to Communal Non-residential, Commercial, Industrial, Outbuildings or Ancillary buildings.
- 13.2 Roofs and walls of housing complying with the Schedule Method for Compliance with Clause H1.3.2 E will have adequate thermal resistance. Other buildings may require more thermal insulation to satisfy the requirements of NZBC Acceptable Solution E3/AS1 than that to satisfy the energy efficiency provisions alone.

### Energy Efficiency

- 14.1 Pink® Batts® Insulation will contribute to meeting the requirements of NZBC Clause H1, Performance H1.3.1 (a) and H1.3.2 E by compliance with NZBC Verification Method H1/VM1 or NZBC Acceptable Solution H1/AS1. Refer to Paragraphs 7.1 - 7.8.
- 14.2 Pink® Batts® Insulation R-values have been determined by BRANZ testing to AS/NZS 4859.1 and are given in Table 1.

## Installation Information

### Installation Skill Level Requirements

- 15.1 Installation of Pink® Batts® Insulation must be completed by an installer with an understanding of insulation installation.

### General

- 16.1 Installation of Pink® Batts® Insulation must be in accordance with the Technical Literature, Installation Instructions and this Appraisal. NZS 4246 should be used as a guide for installing insulation in residential buildings.
- 16.2 The product must be installed only when the building is enclosed and when the construction materials have achieved the required maximum moisture content or less.
- 16.3 Pink® Batts® Insulation must be released from the packaging and allowed to re-loft prior to installation. The time to loft will depend upon the length of time the product has been packaged and stored.

- 16.4 Pink® Batts® Insulation is supplied in segment and blanket form [see Table 1] to suit framing layouts. The product is able to be cut to suit wall cavities and when fitted between roof or ceiling framing. The insulation must be neatly friction-fitted between framing members so that the potential for gaps and convective heat loss is reduced. In wall cavities the insulation must be neatly friction-fitted between framing members to prevent sagging. In ceiling or roofs, the insulation may be fitted between framing members or fitted over framing members and butted tightly. The insulation must extend to the external wall top plate. The insulation must not be folded or compressed. A close even fit provides the most efficient thermal performance. Whenever possible, the insulation should be fitted beneath wiring or plumbing.
- 16.5 The clearance requirements for heating appliances and downlights must be followed. Refer also to NZS 4246.

#### **Inspections**

- 16.6 The Technical Literature, this Appraisal and NZS 4246 must be referred to during the inspection of Pink® Batts® Insulation installations.

#### **Health and Safety**

- 17.1 Refer to the Technical Literature and NZS 4246 for guidance on health and safety requirements such as personal protective clothing and installation hazard assessment.

### **Basis of Appraisal**

The following is a summary of the technical investigations carried out:

#### **Tests**

- 18.1 BRANZ has carried out thermal resistance testing of Pink® Batts® Insulation in accordance with AS/NZS 4859.1.
- 18.2 Tests have been carried out in accordance with AS 1530.1. Pink® Batts® Insulation is not deemed combustible according to the test criteria. The results have been reviewed by BRANZ technical experts.

#### **Other Investigations**

- 19.1 An assessment of the durability of Pink® Batts® Insulation has been made by BRANZ technical experts.
- 19.2 The manufacturer's Technical Literature including installation instructions have been reviewed by BRANZ and found to be satisfactory.

#### **Quality**

- 20.1 The manufacture of Pink® Batts® Insulation has been examined by BRANZ, including methods adopted for quality control. Details of the manufacturing processes, and quality and composition of the raw materials used were obtained and found to be satisfactory.
- 20.2 The range of Pink® Batts® Insulation products have been assessed for their environmental impact by the New Zealand Ecolabelling Trust and comply with the requirements of the Environmental Choice Specification, Licence No. 2504017 - Thermal [resistive type] Building Insulants. The products that have the Environmental Choice license are noted in Table 1.
- 20.3 Tasman Insulation New Zealand Ltd is responsible for the quality of the product supplied.
- 20.4 Quality of installation of the product on site is the responsibility of the installer.
- 20.5 Quality of maintenance of the building to ensure the insulation material remains dry is the responsibility of the building owner.



## Sources of Information

- AS 1530.1: 1994 Combustibility test for materials.
- AS/NZS 4859.1: 2002 Materials for the thermal insulation of buildings.
- NZS 4246: 2016 Energy efficiency - Installing bulk thermal insulation in residential buildings.
- BRANZ Bulletin Number 525 Preventing moisture problems in timber-framed skillion roofs.
- BRANZ House Insulation Guide, Fifth Edition 2014.
- Acceptable Solution and Verification Methods for New Zealand Building Code Energy Efficiency Clause H1, Ministry of Business, Innovation and Employment, Fourth Edition, [including Amendment 3, 1 January 2017].
- Ministry of Business, Innovation and Employment record of Amendments - Acceptable Solutions, Verification Methods and Handbooks.
- The Building Regulations 1992.

## Amendments

### Amendment No. 1, dated 05 September 2018.

This Appraisal has been amended to include the use of Pink® Batts® Insulation when retrofitting external walls without wall underlay with direct-fixed claddings.

### Amendment No. 2, dated 26 November 2018.

This Appraisal has been amended to update Table 1 to include the Roof - Building Insulation Blanket product range.



In the opinion of BRANZ, **Pink® Batts® Insulation** is fit for purpose and will comply with the Building Code to the extent specified in this Appraisal provided it is used, designed, installed and maintained as set out in this Appraisal.

The Appraisal is issued only to **Tasman Insulation New Zealand Ltd**, and is valid until further notice, subject to the Conditions of Appraisal.

### Conditions of Appraisal

1. This Appraisal:
  - a) relates only to the product as described herein;
  - b) must be read, considered and used in full together with the Technical Literature;
  - c) does not address any Legislation, Regulations, Codes or Standards, not specifically named herein;
  - d) is copyright of BRANZ.
2. **Tasman Insulation New Zealand Ltd:**
  - a) continues to have the product reviewed by BRANZ;
  - b) shall notify BRANZ of any changes in product specification or quality assurance measures prior to the product being marketed;
  - c) abides by the BRANZ Appraisals Services Terms and Conditions;
  - d) warrants that the product and the manufacturing process for the product are maintained at or above the standards, levels and quality assessed and found satisfactory by BRANZ pursuant to BRANZ's Appraisal of the product.
3. BRANZ makes no representation or warranty as to:
  - a) the nature of individual examples of, batches of, or individual installations of the product, including methods and workmanship;
  - b) the presence or absence of any patent or similar rights subsisting in the product or any other product;
  - c) any guarantee or warranty offered by **Tasman Insulation New Zealand Ltd**.
4. Any reference in this Appraisal to any other publication shall be read as a reference to the version of the publication specified in this Appraisal.
5. BRANZ provides no certification, guarantee, indemnity or warranty, to **Tasman Insulation New Zealand Ltd** or any third party.

For BRANZ

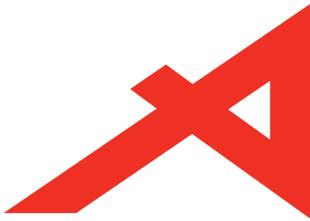


**Chelydra Percy**

Chief Executive

Date of Issue:

03 August 2018



**BRANZ Appraised**  
Appraisal No. 238 [2018]

## PINK® BATTS® INSULATION

**Appraisal No. 238 [2018]**

This Appraisal replaces BRANZ  
Appraisal No. 238 [2012].

Amended 26 November 2018.



### BRANZ Appraisals

Technical Assessments of  
products for building and  
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## Product

- 1.1 Pink® Batts® Insulation is a range of resin bonded fibrous glasswool thermal insulating material for use in walls, ceilings and roofs of buildings. Pink® Batts® Insulation is pre-cut to suit a range of framing spacings.

## Scope

- 2.1 Pink® Batts® Insulation has been appraised as a thermal insulation material for framed or part-framed walls, ceilings and roofs of domestic and commercial buildings.

## Building Regulations

### New Zealand Building Code (NZBC)

- 3.1 In the opinion of BRANZ, Pink® Batts® Insulation, if designed, used, installed and maintained in accordance with the statements and conditions of this Appraisal, will meet or contribute to meeting the following provisions of the NZBC:

**Clause B2 DURABILITY:** Performance B2.3.1 [a] not less than 50 years and B2.3.1 [b] 15 years. Pink® Batts® Insulation meets these requirements. See Paragraph 8.1.

**Clause E3 INTERNAL MOISTURE:** Performance E3.3.1. Pink® Batts® Insulation will contribute to meeting this requirement. See Paragraphs 13.1 and 13.2.

**Clause F2 HAZARDOUS BUILDING MATERIALS:** Performance F2.3.1. Pink® Batts® Insulation meets this requirement and will not present a health hazard to people.

**Clause H1 ENERGY EFFICIENCY:** Performance H1.3.1 [a] and H1.3.2 E. Pink® Batts® Insulation will contribute to meeting these requirements. See Paragraphs 14.1 and 14.2.

## Technical Specification

- 4.1 Pink® Batts® Insulation is a resin bonded fibrous glasswool insulation manufactured from recycled and/or virgin glass and cured urea extended phenolic resin.
- 4.2 Pink® Batts® Insulation is manufactured in a range of sizes to suit framing centres and cavity depths. Building Insulation Blanket (BIB) is supplied in rolls for commercial applications. Pink® Batts® Insulation is available as set out in Table 1.

**Table 1: Pink® Batts® Insulation product table.**

R-value	Length [mm]	Width [mm]	Nominal Thickness [mm]	Nominal Total Area [m <sup>2</sup> ]	Density [kg/m <sup>3</sup> ]
<b>Roof - Thermal Insulation</b>					
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<b>Roof - Building Insulation Blanket</b>					
1.2	12,000	1200	50	28.8	12.0
1.8	8000	1200	75	19.2	12.0
2.2	8000	1200	100	19.2	9.1
2.4	8000	1200	100	19.2	11.5
2.6	6000	1200	110	14.4	11.0
3.2	8000	1200	135	9.6	10.9
<b>Roof - Pink® Batts® Retrofit Insulation</b>					
2.9 <sup>†</sup>	1220	432	150	9.5	7.7
3.3 <sup>†</sup>	1220	432	175	8.4	7.1
<b>Wall - Masonry Insulation</b>					
1.0 <sup>†</sup>	1220	580	40	21.2	14.0
1.2	1220	580	50	17.0	12.8
<b>70 mm Wall Range - Thermal Insulation</b>					
2.2	1140	560	70	6.4	30.0
<b>90 mm Wall Range - Thermal Insulation</b>					
1.8 <sup>†</sup>	1140	560	90	16.6	9.0
2.2 <sup>†</sup>	1140	560	90	13.4	11.6
2.4 <sup>†</sup>	1140	560	90	10.2	14.7
2.4 <sup>†</sup>	1140	560	90	10.2	17.4
2.6 <sup>†</sup>	1140	560	90	9.6	19.4
2.8 <sup>†</sup>	1140	560	90	6.4	27.1

**Table 1: Pink® Batts® Insulation product table cont.**

R-value	Length [mm]	Width [mm]	Nominal Thickness [mm]	Nett Area [m <sup>2</sup> ]	Density [kg/m <sup>3</sup> ]
<b>90 mm Narrow Wall Range - Thermal Insulation</b>					
2.2 <sup>1</sup>	1140	360	90	9.0	11.8
2.6 <sup>1</sup>	1140	360	90	7.4	19.4
2.8 <sup>1</sup>	1140	360	90	4.5	27.1
<b>90 mm Steel Wall Range - Thermal Insulation</b>					
2.2 <sup>1</sup>	1220	610	90	15.6	11.8
2.6 <sup>1</sup>	1220	610	90	9.7	19.4
<b>140 mm Wall Range - Thermal Insulation</b>					
3.2 <sup>1</sup>	1140	560	140	9.6	9.6
3.6 <sup>1</sup>	1140	560	140	7.0	14.0
4.0 <sup>1</sup>	1140	560	140	5.1	19.5
<b>140 mm Narrow Wall Range - Thermal Insulation</b>					
3.2 <sup>1</sup>	1140	360	140	7.0	9.6
4.0 <sup>1</sup>	1140	360	140	4.1	19.5

<sup>1</sup> Pink® Batts® Insulation products that have the Environmental Choice license.

- 4.3 Pink® Batts® Insulation is pink in colour and is baled in polythene bags with labelling in compliance with AS/NZS 4859.1.
- 4.4 Pink® Batts® Retrofit Ceiling Insulation is pink in colour and is baled in teal polythene bags with labelling in compliance with AS/NZS 4859.1.
- 4.5 Accessories used with Pink® Batts® Insulation, which are supplied by the insulation installer, are wire netting, plastic strapping and fixings.

## Handling and Storage

- 5.1 Pink® Batts® Insulation must be stored under cover and in dry conditions. Heavy objects must not be stacked on the bales. The bales must be stored in an orientation that avoids excessive compression of the product.
- 5.2 In general, insulation products are sensitive to the length of time they are stored under compression packaging. Product that does not recover to its nominal thickness may not achieve the stated R-value.

## Technical Literature

- 6.1 Refer to the Appraisal listing on the BRANZ website for details of the current Technical Literature for Pink® Batts® Insulation. The Technical Literature must be read in conjunction with this Appraisal. All aspects of design, use, installation and maintenance contained in the Technical Literature and within the scope of this Appraisal must be followed.

## Design Information

### General

- 7.1 Pink® Batts® Insulation is intended for use as thermal insulation to meet the requirements of the NZBC. Pink® Batts® Insulation can be used to meet the minimum schedule method R-values of NZBC Verification Method H1/VM1 or NZBC Acceptable Solution H1/AS1. Greater construction R-values can be achieved where specific design is used. For construction R-values refer to the BRANZ House Insulation Guide. Product R-values and dimensions are given in Table 1.

- 7.2 Pink® Batts® Insulation thermal resistance [R-value] has been determined by testing to AS/NZS 4859.1, which is an acceptable method in NZBC Acceptable Solution H1/AS1.
- 7.3 Pink® Batts® Insulation is designed to be friction-fitted between wall, ceiling or roof framing. They can also be laid directly on a ceiling lining, over ceiling battens or joists/truss chords. In other horizontal situations, the insulation must be adequately supported by galvanised wire netting or some other suitable durable material.
- 7.4 Where the insulation is installed in exterior walls, the insulation material nominal thickness must be selected to provide a snug close fit which touches all sides of the insulation cavity between the wall underlay and the interior wall lining.
- 7.5 Where the insulation is retrofitted in external walls without a wall underlay, and with direct-fixed claddings, the insulation must be at least 20 mm thinner than the framing to allow a gap of at least 20 mm between the insulation and the wall cladding. Horizontal straps must be stapled into the sides of the wall studs at 300 mm centres maximum as support before the insulation is installed. Refer also to NZS 4246, Section 5.4.2.
- 7.6 When the insulation is installed in a wall with a drained cavity, it is recommended that specific wall products with a controlled nominal thickness be used. Where the stud spacings are greater than 450 mm, an intermediate means of restraining the insulation from bulging into the cavity must be installed in accordance with NZBC Acceptable Solution E2/AS1, Paragraph 9.1.8.5.
- 7.7 Building Insulation Blanket is designed specifically for commercial roof and commercial wall applications. In residential applications, installation must be completed in line with NZS 4246.
- 7.8 To prevent moisture transfer and to provide roof ventilation, a separation of 25 mm minimum is required between the insulation and any rigid substrate or flexible roof underlay. Selecting specifically designed skillion roof insulation products with a controlled nominal thickness can assist with this requirement.
- 7.9 The building envelope must be constructed to ensure the insulation remains dry during installation and throughout the life of the building.
- 7.10 The clearance requirements for heating appliances and downlights must be met and reference made to the manufacturer's instructions and NZS 4246. See Paragraphs 10.1 - 10.3.

## Durability

### Serviceable Life

- 8.1 Where the building is maintained so that provisions of NZBC Clauses E2 and E3 are met, and where the insulation is not crushed or exposed to conditions that will diminish its thermal performance (e.g. moisture), Pink® Batts® Insulation can be expected to have a serviceable life of at least 50 years.

## Maintenance

- 9.1 Insulation that has become damp must be removed and the cause of dampness repaired. Cavities must be clean and dry before fitting new insulation of an equivalent thermal rating. NZS 4246 gives guidance on thermal insulation maintenance due to water damage.

## Prevention of Fire Occurring

- 10.1 Pink® Batts® Insulation is considered a non-combustible material and need not to be separated from heat sources such as fire places, heating appliances, flues and chimneys. However, when used in conjunction with, or attached to heat sensitive materials, the heat sensitive material must be separated from fireplaces, heating appliances, flues and chimneys in accordance with the requirements of Part 7 of NZBC Acceptable Solutions C/AS1 to C/AS6 and NZBC Verification Method C/VM1.

### Downlights

- 10.2 Recessed luminaires shall be of type and be installed in accordance with NZBC Acceptable Solution C/AS1 to C/AS6, Section 7.4.
- 10.3 Insulation materials must maintain a clearance of 100 mm to undefined recessed luminaires in existing buildings.

### Control of Internal Fire and Smoke Spread

- 11.1 Pink® Batts® Insulation has been classified non-combustible when tested to AS 1530.1 and can therefore be assigned a Group Number of 1-S. Unless foamed plastics building materials are also used as part of the wall or ceiling construction, there are no internal surface finish requirements in Risk Group SH in accordance with NZBC Acceptable Solution C/AS1, Paragraph 4.2. When used in an occupied space, Pink® Batts® Insulation does not need to be enclosed in any Risk Group. Refer to NZBC Acceptable Solutions C/AS2 to C/AS6 for the specific internal surface requirements for walls or ceilings in other Risk Groups.

### External Moisture

- 12.1 The total building envelope must be weathertight and comply with the requirements of NZBC Clause E2 to ensure that the insulation remains dry in use.
- 12.2 The moisture content of the construction materials at the time of installing and enclosing the insulation must meet the requirements of NZBC Acceptable Solution E2/AS1, Paragraph 10.2 (a), or a lower moisture content if required by the lining manufacturer.

### Internal Moisture

- 13.1 Buildings must provide an adequate combination of thermal resistance, ventilation and space temperature to all habitable spaces, bathrooms, laundries and other spaces where moisture may be generated or may accumulate. This does not apply to Communal Non-residential, Commercial, Industrial, Outbuildings or Ancillary buildings.
- 13.2 Roofs and walls of housing complying with the Schedule Method for Compliance with Clause H1.3.2 E will have adequate thermal resistance. Other buildings may require more thermal insulation to satisfy the requirements of NZBC Acceptable Solution E3/AS1 than that to satisfy the energy efficiency provisions alone.

### Energy Efficiency

- 14.1 Pink® Batts® Insulation will contribute to meeting the requirements of NZBC Clause H1, Performance H1.3.1 (a) and H1.3.2 E by compliance with NZBC Verification Method H1/VM1 or NZBC Acceptable Solution H1/AS1. Refer to Paragraphs 7.1 - 7.8.
- 14.2 Pink® Batts® Insulation R-values have been determined by BRANZ testing to AS/NZS 4859.1 and are given in Table 1.

## Installation Information

### Installation Skill Level Requirements

- 15.1 Installation of Pink® Batts® Insulation must be completed by an installer with an understanding of insulation installation.

### General

- 16.1 Installation of Pink® Batts® Insulation must be in accordance with the Technical Literature, Installation Instructions and this Appraisal. NZS 4246 should be used as a guide for installing insulation in residential buildings.
- 16.2 The product must be installed only when the building is enclosed and when the construction materials have achieved the required maximum moisture content or less.
- 16.3 Pink® Batts® Insulation must be released from the packaging and allowed to re-loft prior to installation. The time to loft will depend upon the length of time the product has been packaged and stored.

- 16.4 Pink® Batts® Insulation is supplied in segment and blanket form [see Table 1] to suit framing layouts. The product is able to be cut to suit wall cavities and when fitted between roof or ceiling framing. The insulation must be neatly friction-fitted between framing members so that the potential for gaps and convective heat loss is reduced. In wall cavities the insulation must be neatly friction-fitted between framing members to prevent sagging. In ceiling or roofs, the insulation may be fitted between framing members or fitted over framing members and butted tightly. The insulation must extend to the external wall top plate. The insulation must not be folded or compressed. A close even fit provides the most efficient thermal performance. Whenever possible, the insulation should be fitted beneath wiring or plumbing.
- 16.5 The clearance requirements for heating appliances and downlights must be followed. Refer also to NZS 4246.

#### **Inspections**

- 16.6 The Technical Literature, this Appraisal and NZS 4246 must be referred to during the inspection of Pink® Batts® Insulation installations.

#### **Health and Safety**

- 17.1 Refer to the Technical Literature and NZS 4246 for guidance on health and safety requirements such as personal protective clothing and installation hazard assessment.

### **Basis of Appraisal**

The following is a summary of the technical investigations carried out:

#### **Tests**

- 18.1 BRANZ has carried out thermal resistance testing of Pink® Batts® Insulation in accordance with AS/NZS 4859.1.
- 18.2 Tests have been carried out in accordance with AS 1530.1. Pink® Batts® Insulation is not deemed combustible according to the test criteria. The results have been reviewed by BRANZ technical experts.

#### **Other Investigations**

- 19.1 An assessment of the durability of Pink® Batts® Insulation has been made by BRANZ technical experts.
- 19.2 The manufacturer's Technical Literature including installation instructions have been reviewed by BRANZ and found to be satisfactory.

#### **Quality**

- 20.1 The manufacture of Pink® Batts® Insulation has been examined by BRANZ, including methods adopted for quality control. Details of the manufacturing processes, and quality and composition of the raw materials used were obtained and found to be satisfactory.
- 20.2 The range of Pink® Batts® Insulation products have been assessed for their environmental impact by the New Zealand Ecolabelling Trust and comply with the requirements of the Environmental Choice Specification, Licence No. 2504017 - Thermal [resistive type] Building Insulants. The products that have the Environmental Choice license are noted in Table 1.
- 20.3 Tasman Insulation New Zealand Ltd is responsible for the quality of the product supplied.
- 20.4 Quality of installation of the product on site is the responsibility of the installer.
- 20.5 Quality of maintenance of the building to ensure the insulation material remains dry is the responsibility of the building owner.



## Sources of Information

- AS 1530.1: 1994 Combustibility test for materials.
- AS/NZS 4859.1: 2002 Materials for the thermal insulation of buildings.
- NZS 4246: 2016 Energy efficiency - Installing bulk thermal insulation in residential buildings.
- BRANZ Bulletin Number 525 Preventing moisture problems in timber-framed skillion roofs.
- BRANZ House Insulation Guide, Fifth Edition 2014.
- Acceptable Solution and Verification Methods for New Zealand Building Code Energy Efficiency Clause H1, Ministry of Business, Innovation and Employment, Fourth Edition, [including Amendment 3, 1 January 2017].
- Ministry of Business, Innovation and Employment record of Amendments - Acceptable Solutions, Verification Methods and Handbooks.
- The Building Regulations 1992.

## Amendments

### Amendment No. 1, dated 05 September 2018.

This Appraisal has been amended to include the use of Pink® Batts® Insulation when retrofitting external walls without wall underlay with direct-fixed claddings.

### Amendment No. 2, dated 26 November 2018.

This Appraisal has been amended to update Table 1 to include the Roof - Building Insulation Blanket product range.



In the opinion of BRANZ, **Pink® Batts® Insulation** is fit for purpose and will comply with the Building Code to the extent specified in this Appraisal provided it is used, designed, installed and maintained as set out in this Appraisal.

The Appraisal is issued only to **Tasman Insulation New Zealand Ltd**, and is valid until further notice, subject to the Conditions of Appraisal.

### Conditions of Appraisal

1. This Appraisal:
  - a) relates only to the product as described herein;
  - b) must be read, considered and used in full together with the Technical Literature;
  - c) does not address any Legislation, Regulations, Codes or Standards, not specifically named herein;
  - d) is copyright of BRANZ.
2. **Tasman Insulation New Zealand Ltd**:
  - a) continues to have the product reviewed by BRANZ;
  - b) shall notify BRANZ of any changes in product specification or quality assurance measures prior to the product being marketed;
  - c) abides by the BRANZ Appraisals Services Terms and Conditions;
  - d) warrants that the product and the manufacturing process for the product are maintained at or above the standards, levels and quality assessed and found satisfactory by BRANZ pursuant to BRANZ's Appraisal of the product.
3. BRANZ makes no representation or warranty as to:
  - a) the nature of individual examples of, batches of, or individual installations of the product, including methods and workmanship;
  - b) the presence or absence of any patent or similar rights subsisting in the product or any other product;
  - c) any guarantee or warranty offered by **Tasman Insulation New Zealand Ltd**.
4. Any reference in this Appraisal to any other publication shall be read as a reference to the version of the publication specified in this Appraisal.
5. BRANZ provides no certification, guarantee, indemnity or warranty, to **Tasman Insulation New Zealand Ltd** or any third party.

For BRANZ



**Chelydra Percy**

Chief Executive

Date of Issue:

03 August 2018

# Application for a discretionary exemption from building consent

Building Act 2004 - Schedule 1, exemption (2)

## 1. About this form

- Please check that the forms that you are using are current at the time of application as they are subject to change without notice.
- General information can be found on our website at [www.ccc.govt.nz/goahead](http://www.ccc.govt.nz/goahead)
- A building consent exemption under Schedule 1(2) of the Building Act 2004 is the formal decision issued by a territorial authority confirming a building consent is not required for the intended building works.

## 2. Location of proposed work

Street address:

43 Opawa Road, Waltham

Legal description of land where building is located: (e.g. Lot No, DP)

Lot 5 DP 9601

## 3. The applicant

New Zealand Companies Registered Number: (If applicable)

Name of applicant:

Robert & Jordan Walker

Applicant's postal address: (Must be a New Zealand address)

as above

Contact person: (If different from the applicant)

Geoff Tune Architecture - as Agent for applicant

Email:

geoff@gtarc.co.nz

Phone number:

0276599586

Owner details: (If different from the applicant)

Name:

Email:

Phone number:

**4. The agent** (only required if application is being made on behalf of the applicant/owner)

New Zealand Companies Registered Number: (if applicable)

4323418

Name of agent:

Geoff Tune Architecture Limited

Agent's postal address: (Must be a New Zealand Address)

33 Frank St, Papanui, Christchurch 8053

Contact person: (If different from the agent)

Geoff Tune

Email:

geoff@gtarc.co.nz

Website:

Phone number:

0276 599 586

Relationship to owner: (state details of the authorisation from the owner to make the application on the owner's behalf)

Agent

First point of contact for communications with the council: (Mark boxes as appropriate)

 Applicant
  Owner
  Agent
 My preferred method of written communication is:
  Email
  Post

All related invoices are to be charged to: (Mark boxes as appropriate)

 Applicant
  Owner
  Agent
 My preferred method of written communication is:
  Email
  Post
**5. Project details**Provide a description of the work to be considered for exemption. Before completing this application please refer to our [B-390](#) and [B-391](#) guidance documents, in particular the sections that discuss work that is unlikely to be approved.

Brief project description

If your application is for a temporary structure, include critical dates.

Remove internal wall between kitchen and living to allow for new kitchen install. Some door and window units replaced with double glazed units in same opening span.

Estimated value of work:

\$50,000-

Is this application earthquake related?

 Yes  No

If yes, is it coordinated by an insurance company via a project management organisation (PMO), e.g. Hawkins, Arrow, Fletchers, etc?

 Yes  No

If yes, name of PMO:

PMO Claim No:

Application comments: (For example, related application numbers, or notes to processing staff)

## 6. Exemption details

All fields in this section must be completed (or separate quality assurance documents covering all aspects provided with the application) otherwise your application will be not accepted.

This should consider the complexity of the work, the risks and consequences of it not complying, and any quality assurance that can be offered. Refer to our [exemptions web page](#) for further guidance, and in particular the guidance examples on how to complete this application.

### Detailed description of work

*Describe the proposed work in detail; specify work not to be covered by exemption; for earthquake repairs, specify damage to the building.*

Remove internal wall between kitchen and living: provide engineer specified support beam.  
New kitchen install: some minor adjustments to plumbing fixtures.  
Some door and window units replaced with double glazed units in same opening span.

### Grounds for exemption

There are two grounds on which the Council can decide to exempt building work from requiring building consents. Please nominate which of these that you believe applies to this project (both options may be selected if necessary).

- (a)  The completed work is likely to comply with the building code if it is carried out in accordance with your proposal;
- AND/OR
- (b)  If the completed work were not to comply with the building code, it would unlikely endanger any people or building provided it is carried out in accordance with your proposal.

### Means of compliance

Specify the standards, acceptable solutions, or MBIE guidance documents that may apply.

-NZBC B1/VM4, B2/VM1 + AS2, NZS3604, Engineer PS1; -NZBC E2/AS1; G1/AS1; G7/AS1; G8/AS1; -NZBC G12/AS1; -NZBC G13/AS1

### Design responsibilities

- *Who is carrying out the design work?*
- *What qualifications and proven record of compliance do they have in carrying out work of this complexity?*

#### Notes:

- *Comprehensive details of all designers and consultants involved in the project along with relevant experience in similar works must be provided.*

Architectural Designer - Geoff Tune LBP # BP104403 Geoff Tune Architecture Ltd  
03 260 0066, 33 Frank St., Papanui, Christchurch 8053  
Builder – James Cunningham LBP# BP104950 jdc.cunningham@gmail.com  
0274787497  
Engineer - Huan Nguyen - Dev Structural Ltd - CMEngNZ (1026803)  
huan@devstructural.co.nz m: 021 080 74901

### Construction responsibilities

- *Who is carrying out the building work?*
- *What qualifications and proven record of compliance do they have in carrying out work of this complexity?*

#### Notes:

- *Comprehensive details of all contractors involved in the project along with relevant experience in similar works must be provided.*

Builder – James Cunningham LBP# BP104950 (residential projects in Christchurch)  
Plumbing & Drainage - Alan Thomas 04819

### Quality assurance

- *Outline everything you are offering to satisfy council that the requirements of Schedule 1, 2(a) and/or (b) of the Building Act 2004 will be met.*

#### Notes:

- *Summarise the QA system to be used to ensure compliance e.g. inspection schedules and completion documents. Document can be attached.*

Builder - James Cunningham to provide PS3 for structural work and linings and a photographic record of completed work including fixings and structural connections.  
Plumber - Alan Thomas: to provide PS3 on completion of all sanitary pipework installation confirming that the work conducted meets the requirements of the building code.  
Drainlayer - Alan Thomas: to provide PS3 on completion of all sanitary sewer connection confirming that the work conducted meets the requirements of the building code.  
Engineer: Dev Structural Ltd - to provide PS4 on completion of all structural work.

## 7. Supporting documents

Include all relevant drawings (plan, elevations, typical sections), supporting documents, specifications, photos, and critical member sizes and critical construction details, if any.

If an engineer is involved, provide the engineer's calculations and sketches, including a producer statement - design.

Full set of architectural drawings; full written specification and specification support document containing design memorandum, structural engineer calculations and PS1 together with manufacturer product information.

## 8. Declaration

*[To be completed and signed by applicant or agent]*

I/we understand that the fee charged at lodgement is a fixed fee for the Council to assess this application. This will be paid before the decision is released. The fee is payable whether the application is approved or declined.

If the application is not accepted for processing an administration fee may still be charged.

Where an invoiced amount has not been paid by the stated due date, the Council may commence debt recovery action. The Council reserves the right to charge interest, payable from the date the debt became due, and recover costs incurred in pursuing recovery of the debt.

All of the above information is, to the best of my knowledge, true and correct. I understand that all plans, documentation and reports submitted as part of an application are required to be kept available for public record, therefore the public (including business organisations and other units of the Council) may view this application, once submitted.

I/we understand that no work covered by this application is to commence until the building consent exemption decision is approved.

Print name:

Robert & Jordan Walker

Date:

\*\*\*see attached signed copy

Applicant or agent signature:

**PRIVACY INFORMATION:** If you would like to request access to, or correction of, your details, please contact the Council.

## 9. Information

### GENERAL INFORMATION:

For general enquiries please phone (03) 941 8999 or email [info@ccc.govt.nz](mailto:info@ccc.govt.nz)

### SUBMIT AN APPLICATION USING ONE OF THE FOLLOWING METHODS:

#### Online Services application form:

- You can submit your application using our online form at <http://onlineservices.ccc.govt.nz>
- You will need to register to use Online Services. You can register at <http://onlineservices.ccc.govt.nz>
- You do not need to upload this form (B-004 Application for an exemption from building consent) if you are submitting your application online.

#### An application can also be lodged via the following methods:

- Post (*additional costs apply*) your application to: Christchurch City Council, Building Approvals Office, PO Box 73013, Christchurch 8154
- Hand delivered (*additional costs apply*) to Civic Offices, 53 Hereford Street, Christchurch Central or dropped off at any Council Service Desks listed on our website at [www.ccc.govt.nz/contact-us](http://www.ccc.govt.nz/contact-us).

All applications will be checked for completeness prior to acceptance. Please ensure that you have compiled your documents carefully to avoid delays in accepting your application. If your application is incomplete it will not be accepted.

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I/we understand that no work covered by this application is to commence until the building consent exemption decision is approved.

Print name:

ROBERT WALKER + JORDAN WALKER

Date:

13-01-2020

Applicant or agent signature:



**PRIVACY INFORMATION:** If you would like to request access to, or correction of, your details, please contact the Council.

## 9. Information

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