

0180 COMMON REQUIREMENTS

1 GENERAL

1.1 ADDITIONAL WORK

Quality

Works beyond the scope of this specification: To the general quality of this fitout specification.

1.2 AUTHORITIES

Compliance

Conform to the following:

- The Building Code of Australia.
- Any Building approvals.
- The requirements of Local and State or Territory Government authorities.
- A building fitout guide, if required by the lease.

Electrical and hydraulic services

Electrical and plumbing works: Use only State or Territory licensed personnel.

1.3 BASE BUILDING

Possession of site

Obtain permission and conditions of work required by the building owner or their representative.

Contractor to check

Review the following and recommend remedial actions if required:

- Base building fabric: Inspect the base building and notify the tenant of any shortcomings that would affect the fitout works.
- Floor loads: Check adequacy for a compactus or other heavy items.
- Airconditioning: Review drawings and other documents describing the existing (base building) airconditioning system and its design basis such as the temperatures, number of people and equipment heat loads allowed for. Ensure these are adequate for the intended use. Ensure every space has both a supply air and a return air path. Allow for door grilles if required to provide a return air path.

Protection

Protect base building fabric to the tenancy and to all public spaces including lifts and loading facilities. Make good all damaged areas.

Ownership

General: If any base building items are removed by the tenant, they remain the property of the building owner. Arrange storage for future reinstallation.

2 EXECUTION

2.1 COMPLETION

Project folder

Provide a project folder containing the following:

- Record drawings of works as built.
- Product data with maintenance and cleaning instructions.
- Product warranties to the following terms:
 - . Plasterboard: 5 years.
 - . Doors and door frames: 5 years.
 - . Glass and glazing: 10 years.
 - . Suspended ceilings: 10 years.

- Airconditioning record drawing of the existing system and the system as installed showing the adjusted air quantities as measured.
- Maintenance requirements for fire extinguishers and fire blankets to AS 1851.

0453 DOORS AND HATCHES

1 PRODUCTS

1.1 FRAMES

Aluminium frames

General: Extruded aluminium sections including the accessories required to complete the assembly such as buffers, pile strips, strike plates and fixing ties or brackets with provision for fixing specified hardware.

Steel frames

General: Folded metallic-coated steel sheet sections with welded joints, including the accessories required to complete the assembly such as buffers, strike plates, spreaders, switch boxes, fixing ties or brackets, and provision for fixing hardware and electronic security assemblies.

Finish: Grind the welds smooth, cold galvanize the welded joints and shop prime.

Hardware and accessories: Provide for fixing hardware including hinges and closers, using 4 mm backplates and lugs. Screw fix the hinges into tapped holes in the back plates.

Base metal thickness:

- General: ≥ 1.1 mm.
- Fire rated doorsets: ≥ 1.4 mm.
- Security doorsets: ≥ 1.6 mm.

Metallic-coated steel sheet: To AS 1397.

- Metallic-coating: Zinc-iron.

1.2 DOORS

Standards

Materials: To the following:

- Decorative laminated sheets: To AS/NZS 2924.1.
- Wet processed fibreboard (including hardboard): To AS/NZS 1859.4.
- Dry processed fibreboard (including medium density fibreboard): To AS/NZS 1859.2.
- Particleboard: To AS/NZS 1859.1.
- Plywood and blockboard for interior use: To AS/NZS 2270.
- Formaldehyde emissions: E_0 to AS/NZS 2270.
- Glass doors and glazed door panels: To AS 1288.

Flush doors

General: Of balanced construction.

Cellular core and intermediate rail core flush doors:

- Provide additional material to take hardware, fastenings and grooves.
- Cut outs: If openings are required in flush doors (e.g. for louvres or glazing) make the cut outs not closer than the width of the stiles at the edges of the doors.

Solid core: Solid flush doors as follows:

- Flush door with blockboard: Core plate of timber strips laid edge to edge, fully bonded to each other and to facings each side of no less than two sheets of timber veneer.