

## 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

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

##### Contractor to check

General: 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.
- Air conditioning: Review drawings and other documents describing the existing (base building) air conditioning system and its design basis such as the temperatures, number of people and equipment heat loads allowed for. Make sure these are adequate for the intended use. Make sure 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

General: 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 SERVICES INSTALLATION

##### Penetrations and fixing

Fixing: If equipment is not suitable for fixing to non-structural building elements, fix directly to structure and trim around holes or penetrations in non-structural elements.

General: If it is proposed to penetrate or fix to the following, submit details of the methods proposed to maintain the required structural, fire and other properties:

- Structural building elements including external walls, fire walls, fire doors and access panels, other tested and rated assemblies or elements, floor slabs and beams.

- Membrane elements including damp-proof courses, waterproofing membranes and roof coverings. If penetrating membranes, provide a waterproof seal between the membrane and the penetrating component.

Fire rated building elements: Seal penetrations with a system conforming to AS 4072.1.

Non-fire rated building elements: Seal penetrations around conduits and sleeves. Seal around cables within sleeves. If the building element is acoustically rated, maintain the rating.

Pipe sleeves: If piping or conduit penetrates building elements, provide metal or PVC sleeves formed from oversize pipe sections.

#### 2.2 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.
- Air conditioning 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 ACCESS OPENINGS

### 1 PRODUCTS

#### 1.1 FRAMES

##### Aluminium frames

General: Assemble from aluminium sections, including necessary accessories such as buffers, pile strips, strike plates and fixing ties or brackets with suitable provision for fixing nominated hardware.

##### Steel frames

General: Continuously weld from metallic-coated steel sheet sections, including necessary accessories such as buffers, strike plates, spreaders, switch boxes, fixing ties or brackets, and suitable 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:  $\geq 1.1$  mm.
- Fire rated doorsets:  $\geq 1.4$  mm.
- Security doorsets:  $\geq 1.6$  mm.

Metallic-coated steel sheet: To AS 1397.

- Coating class interior: Z275.

#### 1.2 DOORS

##### Standards

Materials: To the following: