

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 National Construction Code.
- 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-U 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 PANELS

1 PRODUCTS

1.1 FRAMES

Aluminium frames

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

Steel frames

General: Continuously weld from metallic-coated steel sheet sections, including accessories such as buffers, strike plates, spreaders, switch boxes, fixing ties or brackets, and provision for fixing documented hardware and electronic security assemblies.

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

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

Base metal thickness:

- General: 1.1 mm minimum.
- Fire-resisting doorsets: 1.5 mm minimum.
- Security doorsets: 1.6 mm minimum.

Metallic-coated steel sheet: To AS 1397.

- Coating class interior: ZF100.

1.2 DOORS

Standards

Standards: Conform 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: Class E₀ to AS/NZS 2270.
- Glass doors and glazed door panels: To AS 1288.

Flush doors

General: Provide flush doors of balanced construction.

Cellular core and intermediate rail core flush doors:

- Provide additional material to take hardware, fastenings and grooves.

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.
- Flush doors with particleboard: Core plate of particleboard fully bonded to facings each side of no less than two sheets of timber veneer.

Medium density fibreboard doors: Single thickness of moisture resistant general purpose medium density fibreboard with the same surface finish to both sides, for internal use.

Smoke doors and security doors: Solid core 40 mm thick.

Construction

Door thickness:

- General: 35 mm.
- Doors over 900 mm wide: 40 mm.
- Cut-outs: If openings are required in flush doors (e.g. for louvres or glazing), do not make cut outs closer than the width of the stiles at the edges of the doors.

Edge strips: Minimum thickness 10 mm. Increase overall thickness to greater than 15 mm to accommodate the full depth of the rebate in rebated doors.

Double doors

Square edge doors: Bevel as necessary to prevent binding between the leaves.

Rebated meeting stiles: If not double acting doors, provide rebated meeting stiles or fix equivalent metal T stop to one leaf. Form rebates to suit standard rebated hardware.

Fire-resisting doorsets

Standard: To AS/NZS 1905.1 and BCA Spec C3.4.

2 EXECUTION

2.1 FRAMES

General

Frames: Install the frames as follows:

- Plumb, level, straight and true.
- Fixed or anchored to the building structure.
- Isolated from any building loads, including loads caused by structural deflection or shortening.

Fixing centres: Generally 600 mm.

Aluminium frames

Fixing to stud frame openings: Screw once to studs at each fixing.

Steel frames

Fixing to stud frame openings: Attach galvanized steel brackets to jambs and screw twice to studs at each fixing.

Finishing

Trim: Provide mouldings, architraves, reveal linings, and other internal trim using materials and finishes matching the door frames to make neat and clean junctions between the frame and the adjoining building surfaces.

2.2 DOORS

Priming

General: Prime timber door leaves on top and bottom edges before installation.

Safety markings

Fully glazed doors: Apply safety markings at between 700 mm and 1200 mm from the floor to AS 1288 clause 5.19.

2.3 COMPLETION

Operation

General: Make sure moving parts operate freely and smoothly, without binding or sticking, at correct tensions or operating forces and that they are lubricated where appropriate.

Protection

Temporary coating: On or before the date for practical completion or before joining up to other surfaces, remove all traces of temporary protective coatings.

0455 DOOR HARDWARE

1 GENERAL

1.1 KEYS

Materials and components

Key control system: Submit details of the proprietary key control security system proposed by the lock manufacturer for locks required to accept a group key (master, grand master).

1.2 HINGES

Butt hinge materials

Timber doors in steel frames: Steel or stainless steel.

Aluminium framed doors in aluminium frames: Stainless steel or high tensile aluminium with fixed stainless steel pins in nylon bushes and with nylon washers to each knuckle joint.

Doors fitted with closers: Provide low friction ball bearing hinges.

Fire-resisting doors: To AS 1905.1.

Power transfer hinges: Do not load and install with other compatible hinges.

Solid core doors

Number of hinges: Determine the number of hinges required based on the nominated door leaf size and weight only. For other door leaf sizes or for doors with applied finishes use the weight of the door to determine the number of hinges required. For a door leaf over 80 kg, use pivot hinges.

Size of hinges: Determine the size of the hinge based on the door leaf thickness:

- 35-43 mm thick door: 100 x 75 mm butt hinges with a minimum thickness of 2.5 mm.
- 44-55 mm thick door: 100 x 100 mm butt hinges with a minimum thickness of 2.5 mm.

Wide throw: If necessary, provide wide throw hinges to achieve the required door swings in the presence of obstacles such as nibs, deep reveals and architraves.