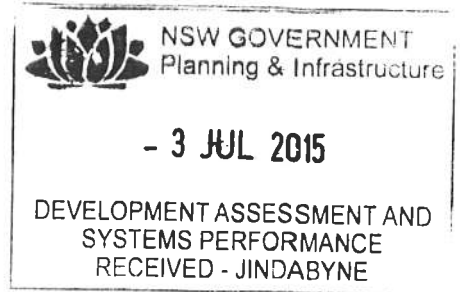


Outline Scope of works: APEX Alterations



**OUTLINE SCOPE OF WORKS  
APEX CHILDRENS CHALET**

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STEPHEN DE WITTE

Outline Scope of works: APEX Alterations

## **DEMOLITION**

Remove and dispose of all existing timber wall linings, sacking and wall insulation.

Remove windows as noted, for replacement.

## **EXTERNAL WALLS**

**Cladding:** 0.48 bmt vertical custom orb to 70 x 35T2 timber battens @ 900 centres max fix perpendicular to cladding.

**Note:** When existing timber linings are removed walls are to be braced with Hyne OS'Brace.

Bulk Insulation: R 2.5 Glass fibre batts equal to Pink Batts 1160 x 430 x 90 walls.

**Sarking:** Tyvek breathable wall wrap.

**Junctions & Trim:** provide ember proof trims to all junctions and end of sheets. Trim to all openings. Refer to using LYSAUGHT roofing & walling manuals.

## **ROOF**

New 200 deep x 200 wide barge capping folded bottom edge in Colourbond - JASPER.

## **WINDOWS**

**Window type:** Thermal break aluminium Awing style.

**Finish:** Powder coated Jasper

**Ember Screens:** Black SS 1.8 mm max aperture installation for BAL 40 conditions.

## SECTION 8 CONSTRUCTION FOR BUSHFIRE ATTACK LEVEL 40 (BAL—40)

### 8.1 GENERAL

A3 | A building assessed in Section 2 as being BAL—40 shall comply with Section 3 and Clauses 8.2 to 8.8.

Any element of construction or system that satisfies the test criteria of AS 1530.8.1 may be used in lieu of the applicable requirements of Clauses 8.2 to 8.8 (see Clause 3.8).

NOTE: BAL—40 is primarily concerned with protection from ember attack, increased likelihood of flame contact and radiant heat greater than 29 kW/m<sup>2</sup> and up to and including 40 kW/m<sup>2</sup>.

### 8.2 SUBFLOOR SUPPORTS

A2 | This Standard does not provide construction requirements for subfloor supports where the subfloor space is enclosed with a wall that complies with Clause 8.4, except that sarking is not required where specified in Clause 8.4.1(b).

Where the subfloor space is unenclosed, the support posts, columns, stumps, piers and poles shall be—

- (a) of non-combustible material; *or*
- (b) a system complying with AS 1530.8.1; *or*
- (c) a combination of Items (a) and (b) above.

A1 | NOTE: This requirement applies to the principal building only and not to verandas, decks, steps, ramps and landings (see Clause 8.7).

*C8.2 Combustible materials stored in the subfloor space may be ignited by embers and cause an impact to the building.*

### 8.3 FLOORS

#### 8.3.1 Concrete slabs on ground

This Standard does not provide construction requirements for concrete slabs on ground.

#### 8.3.2 Elevated floors

##### A2 | 8.3.2.1 Enclosed subfloor spaces

This Standard does not provide construction requirements for elevated floors, including bearers, joists and flooring, where the subfloor space is enclosed with a wall that complies with Clause 8.4, except that sarking is not required where specified in Clause 8.4.1(b).

##### 8.3.2.2 Unenclosed subfloor spaces

A1 | Where the subfloor space is unenclosed, the bearers, joists and flooring, shall—

- (a) be non-combustible; *or*
- (b) have the underside of the combustible elements of the floor system protected with a non-combustible material (e.g., fibre-cement sheet or metal sheet); *or*
- (c) be a system complying with AS 1530.8.1; *or*
- (d) be a combination of any of Items (a), (b) or (c) above.

## 8.4 EXTERNAL WALLS

A2

### 8.4.1 Walls

The exposed components of external walls shall be:

A3

- (a) Non-combustible material.

NOTE: Examples include, but are not limited to, the following (with a minimum of 90 mm in thickness):

- (a) Full masonry or masonry veneer walls with an outer leaf of clay, concrete, calcium silicate or natural stone.  
 (b) Precast or in situ walls of concrete or aerated concrete.  
 (c) Earth wall including mud brick.

*or*

A3

- (b) Cladding that is fixed externally to a timber-framed or a steel-framed wall that is sarked on the outside of the frame, and is—

- (i) fibre-cement a minimum of 9 mm in thickness; *or*  
 (ii) steel sheeting; *or*  
 (iii) a combination of Items (i) and (ii) above.

*or*

- (c) A system complying with AS 1530.8.1.

*or*

- (d) A combination of any of Items (a), (b) or (c) above.

### 8.4.2 Joints

All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3 mm.

A2

### 8.4.3 Vents and weepholes

A3

Vents and weepholes in external walls shall be screened with a mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium, except where the vents and weepholes have an aperture less than 3 mm (see Clause 3.6), or are located in an external wall of a subfloor space.

## 8.5 EXTERNAL GLAZED ELEMENTS AND ASSEMBLIES AND EXTERNAL DOORS

### 8.5.1 Bushfire shutters

Where fitted, bushfire shutters shall comply with Clause 3.7 and be made from non-combustible material.

A1

#### 8.5.1A Screens for windows and doors

Where fitted, screens for windows and doors shall have a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel or bronze. Gaps between the perimeter of the screen assembly and the building element to which it is fitted shall not exceed 3 mm.

The frame supporting the mesh or perforated sheet shall be metal.

### 8.5.2 Windows

Window assemblies shall comply with one of the following:

- (a) They shall be completely protected by a bushfire shutter that complies with Clause 8.5.1.

*or*

- (b) They shall comply with the following:

(i) Window frames and hardware shall be metal.

(ii) Glazing shall be toughened glass minimum 6 mm in thickness.

NOTE: Where double-glazed units are used, the above requirements apply to the external face of the window assembly only.

(iii) Both the openable and fixed portions of the window shall be screened externally with screens that comply with Clause 8.5.1A.

(iv) Seals to stiles, head and sills or thresholds shall be manufactured from materials having a flammability index no greater than 5 or from silicone.

### 8.5.3 Doors—Side-hung external doors (including French doors, panel fold and bi-fold doors)

Side-hung external doors, including French doors, panel fold and bi-fold doors, shall comply with one of the following:

- (a) Doors and door frames shall be protected by bushfire shutters that comply with Clause 8.5.1.

*or*

- (b) Doors and door frames shall comply with the following:

(i) Doors shall be—

(A) non-combustible; *or*

(B) a solid timber door, having a minimum thickness of 35 mm for the first 400 mm above the threshold and protected on the outside by a metal-framed screen door with a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel or bronze; *or*

(C) a fully framed glazed door where the framing is made from non-combustible material.

(ii) Externally fitted hardware that supports the panel in its functions of opening and closing shall be metal.

(iii) Where doors incorporate glazing, the glazing shall be toughened glass minimum 6 mm in thickness.

NOTE: Where double-glazed units are used, the above requirements apply to the external face of the window assembly only.

(iv) Where glazing is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the door (see Figure D3, Appendix D), that portion of the glazing shall be screened externally with a screen that complies with Clause 8.5.1A.

(v) Seals to stiles, head and sills or thresholds shall be manufactured from materials with a flammability index no greater than 5 or from silicone.

(vi) Door frames shall be metal.

(vii) Doors shall be tight-fitting to the door frame and to an abutting door, if applicable.

- (viii) Weather strips, draught excluders or draught seals shall be installed at the base of side-hung external doors.

#### 8.5.4 Doors—Sliding doors

Sliding doors shall comply with one of the following:

- A3 (a) They shall be completely protected by a bushfire shutter that complies with Clause 8.5.1.
- or*
- A1 (b) They shall comply with the following:
- (i) Both the door frame supporting the sliding door and the framing surrounding any glazing shall be metal.
- (ii) Externally fitted hardware that supports the panel in its functions of opening and closing shall be metal.
- A3 (iii) Where sliding doors incorporate glazing, the glazing shall be toughened glass minimum 6 mm in thickness and both the fixed and openable portions of doors shall be screened externally with screens that comply with Clause 8.5.1A.
- (iv) Seals to stiles, head and sills or thresholds shall be manufactured from materials with a flammability index no greater than 5 or from silicone.
- (v) Sliding doors shall be tight-fitting in the frames.

#### 8.5.5 Doors—Vehicle access doors (garage doors)

The following apply to vehicle access doors:

- (a) Vehicle access doors shall be non-combustible.
- (b) Panel lift, tilt doors or side-hung doors shall be fitted with suitable weather strips, draught excluders, draught seals or guide tracks, as appropriate to the door type, with a maximum gap no greater than 3 mm.
- (c) Roller doors shall have guide tracks with a maximum gap no greater than 3 mm and shall be fitted with a nylon brush that is in contact with the door (see Figure D4, Appendix D).
- (d) Vehicle access doors shall not include ventilation slots.

### 8.6 ROOFS (INCLUDING VERANDA AND ATTACHED CARPORT ROOFS, PENETRATIONS, EAVES, FASCIAS, GABLES, GUTTERS AND DOWNPIPES)

#### 8.6.1 General

A3 The following apply to all types of roofs and roofing systems:

- (a) Roof tiles, roof sheets and roof-covering accessories shall be non-combustible.
- (b) The roof/wall junction shall be sealed, to prevent openings greater than 3 mm, either by the use of fascia and eaves linings or by sealing between the top of the wall and the underside of the roof and between the rafters at the line of the wall.
- (c) Roof ventilation openings, such as gable and roof vents, shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel or bronze.
- (d) A pipe or conduit that penetrates the roof covering shall be non-combustible.

A3 Roof-mounted evaporative coolers are excluded from this bush fire attack level.

### 8.6.2 Tiled roofs

Tiled roofs shall be fully sarked. The sarking shall—

- (a) be located on top of the roof framing, except that the roof battens may be fixed above the sarking;
- (b) cover the entire roof area including ridges and hips; and
- (c) extend into gutters and valleys.

### 8.6.3 Sheet roofs

Sheet roofs shall—

- (a) be fully sarked in accordance with Clause 8.6.2, except that foil-backed insulation blankets may be installed over the battens; and
- (b) have any gaps greater than 3 mm (such as under corrugations or ribs of sheet roofing and between roof components) sealed at the fascia or wall line and at valleys, hips and ridges by—
  - (i) a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel or bronze; *or*
  - (ii) mineral wool; *or*
  - (iii) other non-combustible material; *or*
  - (iv) a combination of any of Items (i), (ii) or (iii) above.

**C8.6.3** *Sarking is used as a secondary form of ember protection for the roof space to account for minor gaps that may develop in sheet roofing.*

### 8.6.4 Veranda, carport and awning roofs

The following apply to veranda, carport and awning roofs:

- (a) A veranda, carport or awning roof forming part of the main roof space [see Figure D1(a), Appendix D] shall meet all the requirements for the main roof, as specified in Clauses 8.6.1, 8.6.2, 8.6.3, 8.6.5 and 8.6.6.
- (b) A veranda, carport or awning roof separated from the main roof space by an external wall [see Figures D1(b) and D1(c), Appendix D] complying with Clause 8.4 shall have a non-combustible roof covering and the support structure shall be—
  - (i) of non-combustible material; *or*
  - (ii) timber rafters lined on the underside with fibre-cement sheeting a minimum of 6 mm in thickness, or with material complying with AS 1530.8.1; *or*
  - (iii) a system complying with AS 1530.8.1; *or*
  - (iv) a combination of any of Items (i), (ii) or (iii) above.

### 8.6.5 Roof penetrations

The following apply to roof penetrations:

- (a) Roof penetrations, including roof lights, roof ventilators, aerials, vent pipes and supports for solar collectors, shall be adequately sealed at the roof to prevent gaps greater than 3 mm. The material used to seal the penetration shall be non-combustible.
- (b) Glazed assemblies for roof lights and skylights shall have an FRL of -/30/-.

- A2 | A1 | (c) External single plane glazed elements of roof lights and skylights, where the pitch of the glazed element is 18 degrees or less to the horizontal, shall be protected with ember guards made from a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel or bronze.

- A2  
A3 | (d) 'Text deleted'

### 8.6.6 Eaves linings, fascias and gables

A3 | The following apply to eaves linings, fascias and gables:

- (a) Gables shall comply with Clause 8.4.
- (b) Fascias and bargeboards shall comply with AS 1530.8.1.
- (c) Eaves linings shall be—
- (i) fibre-cement sheet, a minimum of 6 mm in thickness; *or*
  - (ii) calcium silicate sheet, a minimum of 6 mm in thickness; *or*
  - (iii) a combination of Items (i) and (ii) above.
- (d) Eaves penetrations shall be protected the same as for roof penetrations, as specified in Clause 8.6.5.
- (e) Eaves ventilation openings greater than 3 mm shall be fitted with ember guards made of non-combustible material, or a mesh, or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel or bronze.
- (f) Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber moulds.

### 8.6.7 Gutters and downpipes

A3 | This Standard does not provide requirements for downpipes.

If installed, gutter and valley leaf guards shall be non-combustible.

Gutters shall be non-combustible.

Box gutters shall be non-combustible and flashed at the junction with the roof with non-combustible materials.

## 8.7 VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS

### 8.7.1 General

A1 | Decking shall not be spaced.

There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.

A1 |

### 8.7.2 Enclosed subfloor spaces of verandas, decks, steps, ramps and landings

#### 8.7.2.1 *Materials to enclose a subfloor space*

The subfloor spaces of verandas, decks, steps, ramps and landings are deemed to be 'enclosed' when—

- A2 | (a) the material used to enclose the subfloor space complies with Clause 8.4, except that sarking is not required where specified in Clause 8.4.1(b); and



- (b) all openings greater than 3 mm are screened with a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel or bronze.

#### 8.7.2.2 Supports

This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.

#### 8.7.2.3 Framing

This Standard does not provide construction requirements for the framing of verandas, decks, ramps or landings (i.e., bearers and joists).

#### A1 8.7.2.4 Decking, stair treads and the trafficable surfaces of ramps and landings

Decking, stair treads and the trafficable surfaces of ramps and landings shall be—

- (a) of non-combustible material; *or*
- (b) a system complying with AS 1530.8.1, *or*
- (c) a combination of Items (a) and (b) above.

### 8.7.3 Unenclosed subfloor spaces of verandas, decks, steps, ramps and landings

#### 8.7.3.1 Supports

Support posts, columns, stumps, stringers, piers and poles shall be—

- (a) of non-combustible material; *or*
- (b) a system complying with AS 1530.8.1; *or*
- (c) a combination of Items (a) and (b) above.

#### 8.7.3.2 Framing

Framing of verandas, decks, ramps or landings (i.e., bearers and joists) shall be—

- (a) of non-combustible material; *or*
- (b) a system complying with AS 1530.8.1; *or*
- (c) a combination of Items (a) and (b) above.

#### A1 8.7.3.3 Decking, stair treads and the trafficable surfaces of ramps and landings

Decking, stair treads and the trafficable surfaces of ramps and landings shall be—

- (a) of non-combustible material; *or*
- (b) a system complying with AS 1530.8.1; *or*
- (c) a combination of Items (a) and (b) above.

### 8.7.4 Balustrades, handrails or other barriers

Those parts of the handrails and balustrades less than 125 mm from any glazing or any combustible wall shall be of non-combustible material.

Those parts of the handrails and balustrades that are 125 mm or more from the building have no requirements.

## 8.8 WATER AND GAS SUPPLY PIPES

Above-ground, exposed water and gas supply pipes shall be metal.