

Standard Specification for Small Building Works v.20.0

Updates Overview

Table – Updates Overview

CLAUSE		CHANGE
<p>Australian Standards references updated. URLs for web pages updated. Minor editorial changes to correct spelling errors and typographic errors. References to Legislation amended to include year date in citation. New work sections for Play Equipment and for Playground Impact Attenuating Surfacing. New Hold Points and Witness Points.</p>		
1 GENERAL REQUIREMENTS		
1.9	Recycled plastic generally	Clause revised. AS 1745.1 removed.
1.11	Completion	Two new Witness Points – one for Warranties, one for Operation and Maintenance Manuals
1.12.1	Drafting Standards	New clause.
1.12.2	Building certification	New clause.
1.12.3	Occupancy certificate	New clause.
1.12.4	Contractor’s Environmental Management Plan (CEMP)	Contact Environment Services for permission to remove the need for a CEMP if environmental risk is considered low.
1.12.7	Handover	Cyclic maintenance requirements to be included in manuals.
1.14.2	Manuals	New clause. Operations and Maintenance Manuals to be provided to Technical Records.
1.17	Volatile substances management	New clause.
2 SITE PREPARATION		
2.4	Definitions	New ground slab vapour barrier definition.
2.8.5	Removal of topsoil	Clause revised. AS 3798 cited.
2.9.1	Excavation - Existing services	New requirement to accurately locate existing underground services. Clause revised to include ground penetrating radar, hydro excavation, or manual digging to locate existing services.
2.10.3	Surface preparation - Fill types	Select fill properties revised.
2.10.3	- Select fill grading table	Table revised.

Standard Specification for Small Building Works v.20.0Updates Overview

CLAUSE		CHANGE
2.10.3	- Select fill properties table	Table revised.
2.10.8	- Dry density ratios table	Table revised
2.10.10	- Roadworks	Standard Specification for Roadworks book cited.
2.11	Sandlayer	Sand defined. Cracker dust prohibited.
2.12.2	Screw-in foundations	Clause deleted.
3 CONCRETE CONSTRUCTION		
3.4	Definitions	Definition added for Batch.
3.5	Inspection notice	Witness Points revised.
3.6	Process testing	New clause.
3.6.5	- Rejection	New clause.
3.6.6	- Project assessment strength grade sampling table	Table revised.
3.9.4	Reinforcement - Minimum cover	Clause revised.
3.11.2	Concrete grade	Minor changes to clarify requirements.
3.11.3	Grout for blockwork cores	Minor changes to clarify requirements.
3.11.4	Concrete placing	Clause revised.
3.13.3	Joints - Movement joints	Proprietary item, Fosroc Nitoseal SC800 or Fosroc Nitoseal MS250 specified (Thioflex deleted).
3.13.4	- Crack inducer	New clause.
3.14	Surface modifiers	Clause revised. Hold Point added for documentary evidence that work done complies with specification.
4 STEEL CONSTRUCTION		
4.4.2	Self-drilling screws	Corrosion resistance class raised to 3.
4.5.5	Materials compliance	New Witness Point added.
4.6.7	Steel stumps cast in to concrete footings	Minor changes to clarify requirements.
4.7.2	Zinc based coatings	Clause revised to include inorganic zinc silicate.
4.7.3	Hot dip galvanizing	New clause.
4.8.4	Additional support	New clause.
5 FABRIC SHADE STRUCTURES		
5.4.1	Design criteria - Structural requirements	Clause revised.
5.4.1	- Regional design wind speeds table	New table.
5.4.2	- Design generally	Clause revised.
5.4.3	- Siting requirements	New clause.
5.5	Specialist firm	Clause revised to require provision of Safe Work Method Statement. Witness Point added for provision of SWMSs.

CLAUSE		CHANGE
5.13.1	Protective coatings - Hot dip galvanizing	New clause.
5.13.2	- Inorganic zinc silicate	New clause.
5.13.3	- Fasteners	New clause.
5.13.4	- Column base	New clause.
5.14.4	Weak links	Clause deleted.
6 TIMBER CONSTRUCTION		
6.5.3	Timber framing - Rainforest species	New clause.
6.5.4	- Identification	Clause revised. Branding requirements made explicit.
6.5.12	Plywood	NATA accredited strength testing required.
6.5.13	Structural sheet flooring	Minor changes to clarify requirements.
6.5.15	Fibre cement flooring	Minor changes to clarify requirements.
6.6.1	Timber roof trusses - Fabrication	AS/NZS 1170, AS 1720.5, AS 4055, and AS 4446 cited.
7 BLOCK CONSTRUCTION		
7.4	Definitions	New definitions for grout, mortar, and sand.
7.7	Damp proof courses	Proprietary item Cementaid Calblack specified.
7.9.4	Control of movement - Joint material	Clause revised. Required sealant properties made explicit.
8 INSULATION, SARKING AND PLIABLE MEMBRANES		
8.4	Definitions	New definitions for mineral wool and reflective foil laminate. Vapour barrier definition revised.
8.7.1	General installation requirements	Requirement to not compress bulk insulation made explicit.
8.8	Vapour barrier	Clause revised.
8.8.1	Vapour barrier installation	Hold Point added for: <ul style="list-style-type: none"> • Inspection of the vapour barrier system after 2 runs of lapped foil are installed. • Notice so that sarking, vapour barrier, and insulation can be inspected before being covered up or concealed.
8.8.3	Laps	Minor changes to clarify requirements for sealing at laps, junctions, and penetrations.
8.9.1	Acoustic insulation - Wall acoustic insulation	New clause.
8.9.2	- Ceiling acoustic insulation	New clause.
8.9.3	- Acoustic performance table	New table.

CLAUSE		CHANGE
9 ROOFING		
9.4.9	Materials and components - Accessories for raising roof sheeting above purlins	New clause.
9.7.4	Roof plumbing - Downpipes	Grade 316 stainless steel downpipes specified.
10 DOORS AND WINDOWS		
10.4.6	Windows	Air infiltration limits to AS 2047
10.4.9	Materials and components - Locksets and hardware ratings table	Table revised.
10.6.2	Steel door frames - Sections	Rebates to be adequate for door leaf thickness.
10.8	Special door types – NT designation	Leaf thickness up to 40mm nominal permitted. NT1, NT3, and NT4 deleted
10.14.5	Door seals	Permitted proprietary items designations updated to reflect items which are available and appropriate.
10.19.1	Windows - Design	Fall protection to openable windows and debris impact protection specified.
10.21.6	Construction - Louvre windows	Clause revised.
11 CLADDING AND LINING		
11.4.4	Materials and components - Aluminium composite panel cladding	Clause revised to specify labelling to SA TS 5344.
11.9.2	Lining generally - Impact resistance	New clause.
11.9.3	- Fiberock	New clause.
11.10.1	Plasterboard lining - Installation	Clause revised to specify level of finish to AS/NZS 2589
11.14	Acoustic and decorative fabric lining	New clause.
11.15	Applied wall finishes	New clause.
12 SUSPENDED CEILINGS		
12.1.3	General - Approved installers	Clause renamed.
12.1.4	- Mixing of systems	New clause. Mixing not permitted.
12.6.1	Construction generally - Ceiling grid	Main tees at 600 mm. Clause revised to specify solid tiles at perimeter.
12.6.2	- Service penetrations	New clause.
12.6.3	- Cutting tiles	New clause.
12.6.4	- Cut tile edges	New clause.
12.6.5	- Bracing	Clause revised to specify bracing to resist imposed horizontal seismic force to AS 1170.4.
12.6.7	- Bulkheads	Clause revised to specify bracing to resist imposed horizontal seismic forces to AS 1170.4.

CLAUSE		CHANGE
12.6.8	- Painting	New clause.
12.6.9	- Plasterboard panel installation	New clause.
12.6.10	- Plasterboard ceiling lining - flush sheet	New clause.
13 RENDERING AND PLASTERING		
13.5.1	Materials and components - Plaster render and materials	Sand properties defined. Gypsum plaster properties defined.
13.5.1	- Sand grading for base coat plaster table	New table.
13.5.2	- Accessories	Clause revised.
13.5.3	- Lime putty mixes	AS 1672.1 cited.
13.8	Acrylic based polymer render system	New clause.
14 JOINERY AND FIXTURES		
14.6.1	Material and components - Joinery timber	New clause.
14.6.2	- Plywood	Veneer qualities specified
14.6.9	- Timber veneer	New clause.
14.8.3	Cupboard and drawer units - Drawer and door hardware	Door leaves heights revised.
14.9	Splashbacks	New clause.
15 TILING		
15.4	Definitions	New definitions for grout, mortar, and sand.
15.5.1	Materials and components - Ceramic tiles	Tactile ground surface indicators to AS/NZS 1428.4.1 specified.
15.5.2	- Exposed edges	Clause revised.
15.5.4	- Trims	New clause.
15.5.5	- Adhesives	Clause revised.
15.5.8	- Water	New clause.
15.5.9	- Grout	Clause revised.
15.7	Substrate curing	Clause revised to specify hygrometer test.
15.10.5	Waterproofing wet areas - Water stops	Clause revised.
15.11.2	Tiling - Ambient temperature	New clause.
15.12.3	Joints and accessories - Control joints	Clause revised.
16 PAINTING		
16.1	General	Performance specified. Hot dip galvanizing specified.
16.6.1	Inspections - Inspector	New Witness Point.
16.7.2	General painting - Paint applicators	Clause revised. Witness Point added.
16.7.5	- Mould remediation	New clause.
16.7.11	- Paint application	AS/NZS 2311 cited.
16.8	Powder coating	Clause revised and relocated.

CLAUSE		CHANGE
17 FLOOR COVERINGS		
17.1.2	General - Working environment	New clause.
17.1.3	- Anti-microbial treatment - Carpets	New clause.
17.1.4	- Insect resistance - Carpets	New clause.
17.5.2	Materials and components - Soft underlay	New clause.
17.5.3	- Fibre cement sheet	New clause.
17.5.5	- Carpet tiles	New clause.
17.5.6	- Sustainable carpet tile backing	New clause.
17.5.7	- Adhesives	Clause revised.
17.5.9	- Carpet and carpet tile VOC limits	New clause.
17.5.10	- Resilient finishes	New clause.
17.7.6	Laying carpet - Cleaning and protection	New clause.
17.8	Laying carpet tiles	New clause.
17.9.7	Laying resilient finishes - Cleaning and protection	New clause.
18 PLUMBING AND DRAINAGE		
18.1	General	New standards and legislation cited.
18.1.5	- Accessories	New clause.
18.1.6	- Civil standard drawings	New clause.
18.1.7	- Roof penetration system	New clause.
18.9.3	Materials and components - Polyethylene (PE) piping	New clause.
18.10.3	Construction generally - Building penetrations	Clause revised. Hold Point added.
18.10.6	- Pump stations.	New clause.
18.11.4	Stormwater - Pipe underlay (bedding)	New clause.
18.11.6	- Subsoil drains	Clause revised. Civil standard drawings cited.
18.11.7	- Stormwater and inlet pits	New clause.
18.11.8	- Table drains	New clause.
18.16.1	LP gas - General	New clause.
18.16.2	- NT licensed gasfitter	New clause.
18.16.3	- Standards	New clause.
18.16.6	- Buried pipes	Clause revised.
18.17	Schedules	Tables revised.

CLAUSE		CHANGE
19 ELECTRICAL INSTALLATIONS		
19.1	General	Clause revised to specify: <ul style="list-style-type: none"> • Standby diesel generator. • Uninterruptable power supply. • Immunity. • Harmonics and voltage surges. • Seismic loading. • Fire resistance. • Environmental protection.
19.1.1	- Operating environment	New clause.
19.1.2	- Service conditions	New clause.
19.1.3	- Vermin	New clause.
19.7	Cabling	New clause.
19.8	Installation generally	Clause revised to specify: <ul style="list-style-type: none"> • Domestic installations. • Commercial installations. • Small commercial installations. • Luminaires.
19.9	Building penetrations	New clause.
19.13	Commercial distribution board	New clause.
19.14.4	Accessories - Lighting	New clause.
19.16	Software ownership and access	New clause.
19.23.3	Commissioning - Operations and maintenance manuals	New clause.
19.23.4	- Plant and equipment	New clause.
20 MECHANICAL INSTALLATIONS		
20.1	General	Clause revised to specify: <ul style="list-style-type: none"> • Mechanical ventilation and air conditioning. • Microbial control. • Refrigeration systems. • Plumbing, drainage and water supply. • Rotating and reciprocating machinery noise and vibration.
20.5.1	Air conditioners - Split systems	Clause revised.
20.5.2	- Wall mounted indoor units	New clause.
20.5.3	- Floor mounted indoor units	New clause.
20.5.4	- Cassette indoor units	New clause.
20.5.5	- Under ceiling indoor units	New clause.
20.5.6	- Outdoor units	New clause.
20.6.4	Installation generally - Pipework installation	New clause.
20.6.5	- Pipework insulation	Clause revised.
20.6.8	- Access for maintenance	New clause.

Standard Specification for Small Building Works v.20.0 Updates Overview

CLAUSE		CHANGE
20.6.9	- Enclosures	New clause.
20.9.1	Ductwork - General	Clause revised.
20.9.3	- Ductwork insulation	Clause revised.
20.11	Building penetrations	New clause.
20.12	Roof penetration system	New clause.
20.13.3	Commissioning - Operations and maintenance manuals	New clause.
20.13.4	- Plant and equipment	New clause.
20.15	Maintenance log books	New clause.
21 FENCES		
21.5.4	Construction generally - Excavation	Clause revised.
21.5.8	- Concrete footings	Clause revised.
21.5.10	- Mowing strips	Clause revised.
21.7.5	Fence types - Horizontal sheet metal fences	NT Deemed to Comply cited.
21.7.6	- Vertical sheet metal fences	NT Deemed to Comply cited.
21.8	Barriers and bollards	Clause revised and relocated from PAVING worksection.
22 PAVING		
22.2	Cross references	Standard Specification for Roadworks cited.
22.4.1	Materials and components - Bedding sand	New clause.
22.5.1	Construction generally - Cross sections	New clause.
22.6	Base course	Clause revised.
22.6.1	- Methodology	New clause.
22.6.2	- Conformance testing	New clause.
22.6.3	- General	New clause.
22.6.4	- Subgrade	New clause.
22.6.5	- Base material for asphalt paving	New clause.
22.6.6	- Placing	New clause. Base course minimum thickness table added.
22.7	Spray sealed surfacing works	New clause.
22.8	Dense graded asphalt	New clause.
22.9.1	Unit paving - Masonry	Slip resistance to AS 4586 specified.
22.9.2	- Laying unit paving	Clause revised.
22.9.4	- Paving joints	Clause revised.
22.10.2	In-situ concrete paving - Minimum thickness	Clause revised.
22.10.3	- Preparation	Clause revised.
22.10.5	- Movement joints	Clause revised.
22.10.6	- Crack inducer	New clause.

CLAUSE		CHANGE
23 LANDSCAPE		
23.7	Inspection notice	New inspections specified.
23.8.2	Contractor's submissions - Irrigation design drawings	Clause revised. New Hold Point added.
23.8.3	- Operation and maintenance manuals	Clause revised.
23.8.4	- Products and materials	Clause revised.
23.8.5	- Shop drawings	Clause revised.
23.9.2	Subsoil - Cultivation	Cultivation depths specified.
23.10.1	Top soil - General	Clause revised, AS 4419 cited.
23.11.7	Turfing - Maintenance	New clause.
23.12.6	Grass seeding - Fertilizing after germination	New clause.
23.13.2	Spraygrass (hydroseeding/hydro mulching) - Application	Seed mix revised.
23.13.3	- Watering	New clause.
23.15.1	Excavation and planting - Excavation	Clause revised.
23.15.2	- Plants	AS 2303 cited.
23.15.6	- Root control barrier	New clause.
23.17.1	Stakes and ties - Stakes	Clause revised.
23.18	Landscape furniture items and fixtures	New clause.
23.19.3	Garden edging - Steel edging	New clause.
23.20.4	Irrigation - Excavation	Clause revised.
23.20.10	- Irrigation controllers	Clause revised.
23.22.2	Completion - Landscape furniture items and fixtures	New sub-clause.
24 PLAY EQUIPMENT		
		New worksection
25 PLAYGROUND IMPACT-ATTENUATING SURFACING		
		New worksection
26 REFERENCED AUSTRALIAN STANDARDS		
		Citations updated
27 OTHER REFERENCED STANDARDS		
		Citations updated
28 ACTS, REGULATIONS, CODES, GUIDELINES, SPECIFICATIONS, AND AUTHORITIES		
		Citations updated
29 NORTHERN TERRITORY CLIMATE ZONES TABLE		
		Updated
30 HOLD POINTS AND WITNESS POINTS SCHEDULES		
		Updated