



## Sheds to class 1 standard

### DETAILS TO BE SUPPLIED BY SHED COMPANY;

- A Full set of engineered plans certified as habitable Class 1 shed or engineer signed notification and details confirming Class 1 suitability of existing shed (Wind Region 'B', site wind speed 'N' Rating as assessed by designing engineer, min N3) ;
- B Engineering to include stair cut through detail for mezzanine floor (Where two story shed / house is proposed);
- C Windows, doors, balcony to be included in elevations (positions & sizes);
- D Engineer certified footing and slab design.

### DETAILS TO BE SUPPLIED BY APPLICANT;

(All details to be drawn in ink and to be to of a professional standard and to scale)

#### 1) SITE PLAN-INCLUDING;

- A Existing & proposed ground levels, proposed finished floor levels (FFL), proposed boundary setbacks. Septic system position & plumbing layout.

#### 2) CROSS SECTION, INCLUDING;

- A Internal wall & ceiling frame details (Framing materials, lining materials, fixing details-bolts, screws size and spacing), timber sizes & spacing, cross bracing, insulation, roof space ventilation, under slab water proof membrane;
- B Stair and balustrade details (Rise and going, total rise and going) Spacing of balustrades (Max 120mm gaps, min 1.0m height) (Minimum nosing to ceiling height 2.0M);
- C All details to relevant Australian standards and BCA;
- D All insulation, including thermal break to underside of roof and wall sheeting & roof / wall insulation batts.

**3) FLOOR PLAN, ELEVATIONS & SPECIFICATIONS (GROUND, MEZZANINE, UPPER FLOOR)**

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- A All rooms to be named, positioned and sized to scale;
- B All doors and windows to be indicated (Positioned and sized to scale);
- C Stairs and landings to be indicated and details including minimum head room of 2.0m from tread nosing to ceiling indicated;
- D All wet areas to be named, waterproofing membrane indicated (product specification sheet to be supplied) all wet areas to be tiled to relevant Australian standards, to include floor wastes and mechanical ventilation, set downs in concrete and upper floor frame details to allow for falls to floor wastes;
- E Smoke alarms to be indicated (Hard wired to mains power).

**4) 6 STAR ENERGY RATING TO BE ACHIEVED & ALL ASSOCIATED DOCUMENTATION, ENERGY AND WATER EFFICIENCY BCA CONFORMANCE SHEET;**

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- A To be completed correctly and signed;
- B All windows and doors to be taken into account;
- C A list of ABSA assessors can be obtained from the Shire of Chapman Valley or <http://members.absa.net.au/imispublic/findassessor.aspx>

**5) GENERAL REQUIREMENTS;**

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- A Indicate pre-slab termite barrier to be installed, a registered pest control agent must carry out and certify the application, notification of treatments to be recorded in meter box;
- B Engineer certified site analysis, to include site wind speed, soil type and bearing capacity (site dependent) Sand pad compaction certificate (prior to concrete pour);
- C Uncertified Building Permit Application, Town Planning Application, septic system, application, Standard Specifications, fees payable upon lodgment of application.
- D All building work exceeding \$20,000 requires a Registered Builder and Indemnity Insurance or an Owner Builders Certification. Budget estimation must be supplied to confirm the value of building works, considering market value per m<sup>2</sup> of construction.