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13 Gardiner Lane, Truganina Vic 3029

General Notes Wind Speed N1/N2 NCC 2022 (Amendments 1 & 2)

1. All materials and work practices shall comply with, but not limited to the Building Regulations 2018, National Construction Code Series 2022 Building Code of Australia Vol 2 (Amendments 1 & 2) and all relevant current Australian Standards (as amended) referred to therein.
2. Unless otherwise specified, the term BCA shall refer to National Construction Code Series 2022 Building Code of Australia. NCC/BCA Volume 2-2022 (Amendments 1 & 2).
3. All materials and construction practice shall meet the Performance Requirements of the BCA. Where a performance solution is proposed then, prior to implementation or installation, it first must be assessed and approved by the Relevant Building Surveyor as meeting the Performance Requirements of the BCA.
4. All building membranes to be pliable and comply with NCC H4D9, Housing Part 10.8.1(1) AS4200.1 and be installed in accordance AS4200.2
5. Glazing, including safety glazing, shall be installed to a size, type and thickness so as to comply with:
 - 5.1. BCA Part H1D8, H2D7, 8.1, 8.2, 8.3 & 8.4, and AS 1288:2021 for Class 1 and 10 Buildings within a design wind speed of not more than N3; and
 - 5.2. BCA Vol 1 Part B1D4 & F3D4 for Class 2 and 9 Buildings.
 - 5.3. All glass balustrade to be designed to AS1170 Human Impact
 - 5.4. All glazed windows/doors must have an opaque band not less than 20m in height so that the upper edge is not less than 700mm above the floor and the lower edge is not more than 1200mm above the floor. Grade A toughened safety glazing in accordance with NCC/BCA Part 8.4.2 and Figure 8.4.2.
 - 5.5. Windows and door to be installed as per AS2047-2014.
6. All internal waterproofing, to comply with Part 10.2 & AS 3740:2021 (Membrane to be tested to AS 4858:2004) Waterproofing of Domestic Wet Areas. All showers to have shower screens. External to comply with Part 1 & 2:2021.
7. Provide Class 4 vapour permeable membrane to all proposed external walls in accordance with AS/NZ 4200 Parts 1 & 2 with a maximum flammability index of 5.
8. These Drawings shall be read in conjunction with any House Energy Rating (HERS) report and shall be constructed in accordance with the stamped plans endorsed by the accredited Thermal Performance Assessor without alteration.
9. Step sizes (other than for spiral stairs) to be:
 - 9.1. Risers (R) 190mm maximum and 115mm minimum
 - 9.2. Going (G) 355mm maximum and 240mm minimum
 - 9.3. 2R + 1G = 700mm maximum and 550mm minimum
 - 9.4. with less than 125mm gap between open treads.
10. All treads, landings and the like to have a slip-resistance classification of P3 or R10 for dry surface conditions and P4 or R11 for wet surface conditions, or a nosing strip with a slip-resistance classification of P3 for dry surface conditions and P4 for wet surface conditions in accordance with AS4586-2013.
11. Provide barriers where change in level exceeds 3m above the surface beneath landings, ramps and/or treads. Barriers (other than tensioned wire barriers) to be:

- 11.1. 1m min. above finished surface level of balconies, landings or the like, and
- 11.2. 865mm min. above finished surface level of stair nosing or ramp, and
- 11.3. Vertical with less than 125mm gap between, and
- 11.4. Any horizontal element within the barrier between 150mm and 760mm above the floor must not facilitate climbing.
- 11.5. Wire barrier construction to comply with NCC 2022 Volume 2 Part 11.3.6.
12. Top of handrails to be minimum 865mm vertically above stair nosing and floor surface of ramps.
13. Window sizes nominated are nominal only. Actual size may vary according to manufacturer. Windows to be flashed all around. Windows and door to be installed as per AS2047-2014 All windows greater than 2m above the surface below or facing a pool to be restricted to a Max. opening of 100mm. Any room window with a fall of greater than 4m to be protected with a restriction with a max opening of 125mm or a suitable screen installed and must not have any horizontal elements between 150mm and 760mm that facilitate climbing and must be protected with a barrier of no less than 865mm as per NCC Part 11.3.7 & 11.3.8.
14. Footings and slabs to comply with NCC Part H1D4, 4.1 & 4.2, and AS 2870:2011.
15. Buildings in marine within 1km of a bay/10km of surf coast or other exposure environments shall have masonry units, mortar, steel and all built in components and the like complying with the durability requirements of Section 5 of AS 3700:2018.
16. Roof drainage to comply with AS/NZS 3500.3:2021. Gutters and downpipes to be in accordance with NCC Part 7.4 and AS/NZS 3500.3:2021.
17. These drawings shall be read in conjunction with all relevant structural and all other consultants' drawings/ details and with any other written instructions issued in the course of the contract.
18. Site plan measurements in meters - all other measurements in millimetres unless noted otherwise.
19. Figured dimensions take precedence over scaled dimensions.
20. The Builder shall take all steps necessary to ensure the stability and general water tightness of all new and/or existing structures during all works.
21. The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to this office for clarification.
22. Installation of all services shall comply with the respective supply authority requirements.
23. The Builder and Subcontractor shall ensure that all storm water drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.
24. These plans have been prepared for the exclusive use by the Client of Letac Drafting ("The Designer") for the purpose expressly notified to the Designer. Any other person who uses or relies on these plans without the Designer's written consent does so at their own risk and no responsibility is accepted by the Designer for such use and/or reliance.
25. A building Permit is required prior to the commencement of these works. The release of these documents is conditional to the Owner obtaining the required Building Permit.

26. The Client and/or the Client's Builder shall not modify or amend the plans without the knowledge and consent of Leslie Cachia except where a Registered Building Surveyor makes minor necessary changes to facilitate the Building Permit application and that such changes are promptly reported back to Leslie Cachia.
27. The approval by this office of a substitute material, work practice, variation or the like is not an authorization for its use or a contract variation. All variations must be accepted by all parties to the agreement and where applicable the Relevant Building Surveyor prior to implementing any variation.
28. 150mm Bearer Clearance
 - 28.1. 400mm Bearer Clearance for Terrace Areas
 - 28.2. 600mm Bearer Clearance for Bushfire Zones
29. Stormwater drainage to be in accordance with NCC Part 3.3 and AS/NZS 3500.3:2021. All stormwater to be taken to the legal point of discharge to be Relevant Authorities approval.
30. SMOKE ALARM
 - 30.1. Smoke Alarms to be hard wired interconnected and battery backed up in accordance with AS3786:2014. Smoke alarms must be powered from the consumer mains source where a consumer mains source is supplied to the building and be interconnected where there is more than one smoke alarm in accordance with NCC Part 9.5.1.
31. SUBFLOOR
 - 31.1. Minimum aggregate subfloor ventilation opening of 6000mm²/m and cross flow ventilation.
32. Where the Building (excludes a detached Class 10) is located in a termite zone area the building is to be provided with a termite management system in accordance with AS3660-1:2014/NCC Part 3.4.
33. MECHANICAL VENTILATION
 - 33.1. All mechanical ventilation sanitary compartments, including bathrooms, to achieve a minimal flow rate of 25 l/s and 40 l/s for a kitchen or laundry and discharge directly to outside, where the mechanical exhaust system serves a bathroom or sanitary compartment it must be interlocked with the room's light switch and include a run-on timer to operate the exhaust system for 10 minutes after the light switch is turned off.
 - 33.2. Sarking-type materials used in the roof must have a flammability index not greater than 5.
 - 33.3. Roof pitch ventilation openings
 - 33.4. <10° 25,000 mm²/m provided at each of two opposing ends
 - 33.5. ≥10° and < 15° 25,000 mm²/m provided at the eaves and 5,000 mm²/m at high level
 - 33.6. ≥15° and < 75° 7,000 mm²/m provided at the eaves and 5,000 mm²/m at high level, plus an additional 18,000 mm²/m at the eaves if the roof has a cathedral ceiling
 - 33.7. Flexible ductwork used for the transfer of products initiating from a heat source that contains a flame must comply with the fire hazard properties set out in AS4254.1-2021.
34. SMALL LIVABLE HOUSING
 - 34.0.1. Provide parking space from access path - size of the car parking space to be minimum unobstructed of 3.2m wide x 5.4m long
 - 34.0.2. Pathways and Car space to have a gradient no greater than 1:33 for bitumen or 1:40 for any other surface.
 - 34.0.3. Livable housing design 2.1 clear opening width -
 - 34.0.4. Nominate onto the plans the clear width (min 820mm clear width) of the proposed.

35. LANDING AREA -
 - 35.0.1. The landing needs to be at least 1.2m x 1.2m and where required to have a fall away from the dwelling be no greater than 1:40.
 - 35.0.2. Landings must be unobstructed except by a gate or a screen door.
 - 35.0.3. Landing Area, the size of the landing area and gradient of the landing area required on the approach side of the entrance entrance door to the dwelling (does not apply to a door providing access from a garage or carport that is being used as part of a step free entrance). The landing needs to be at least 1.2m x 1.2m and where required to have a fall away from the dwelling be no greater than 1:40.
 36. OPENING WIDTH -
 - 36.0.1. Width of all internal doorways (min 820mm) that lead to, connect to or are in the path of travel to any entry-level habitable room, laundry, sanitary compartment, and showers on the ground or entry-level complying with
 - 36.0.2. All internal doorways that lead to, connect to, or are in the path of travel to any entry-level habitable room, laundry, sanitary compartment, and showers on must have a clear opening of 820mm
 - 36.0.3. Any internal door required to have a clear opening of 820mm must:
 - 36.0.3.6. be level; or
 - 36.0.3.7. have a height not more than 5mm if the lip is rounded or beveled; or
 - 36.0.3.8. have a ramped threshold that does not extend beyond the depth of the door jamb; and
 - 36.0.3.9. has a gradient no steeper than 1:8; and is at least as wide as the door.
 - 36.0.3.10. any internal corridor, hallway, passageways or the like that connect to a door required to have a clear opening of 820mm must be a minimum width of 1000mm.
 37. ENTRANCE DOOR -
 - 37.0.1. Threshold -The entrance door required by the livable housing design to have a clear opening of 820mm and must:
 - 37.0.1.1. be level; or
 - 37.0.1.2. have a height not more than 5mm if the lip is rounded or beveled; or
 - 37.0.1.3. have a ramped threshold that does not extend beyond the depth of the door jamb; and has a gradient no steeper than 1:8; and is at least as wide as the door.
 - 37.0.1.4. if in a termite area show a 25mm inspection gap between the ramp and the dwelling.
- ENERGY RATING/INSULATION/SOIL REPORT
refer separate energy report if available or applicable refer separate soil report if available or applicable
- Version 06/08/2025 Version A



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SITE ANALYSIS

SITE AREA = 713 sqm
EXISTING DWELLING = 202 sqm
EXISTING GARAGE = 35 sqm
EXISTING SHED = 81 sqm
CONCRETE DRIVEWAY = 78 sqm
PROPOSED SMALL SECOND DWELLING = 35 sqm
SITE COVERAGE = 431 sqm 60%
PERMEABLE AREA = 282 sqm 40%
GARDEN AREA = 282 sqm 40%

CONNECT 100 DIA. UPVC S.W.D. TO LEGAL POINT OF DISCHARGE / TO EXISTING DWELLING SYSTEM.
 MIN. GRADE 1:60 W/ MIN 300 COVER ALL TO LOCAL AUTHORITIES REQUIREMENTS.
 MAXIMUM GRADE OF 1:2 TO ALL UNRETAINED EXCAVATIONS.
 DOWNPIPES TO BE DETERMINED ON SITE BY PLUMBER AT MAX 12000 CTS.

F.F.L. TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

THE OWNER SHOULD TAKE CARE NOT TO SIGNIFICANTLY ALTER THE FOUNDATION SOIL MOISTURE CONDITIONS I.E. BY ALLOWING TREES TO GROW NEAR THE BUILDING WALLS

SITE PLAN
SCALE 1:200

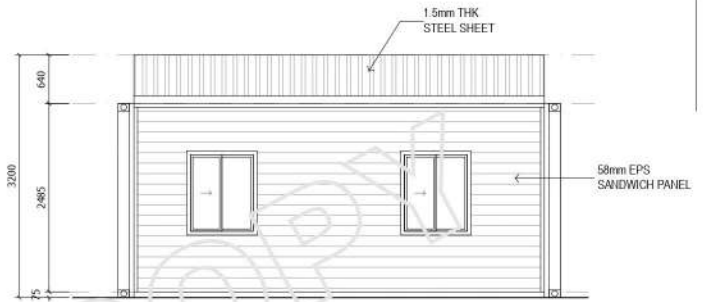


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ELEVATION A

SCALE 1:50



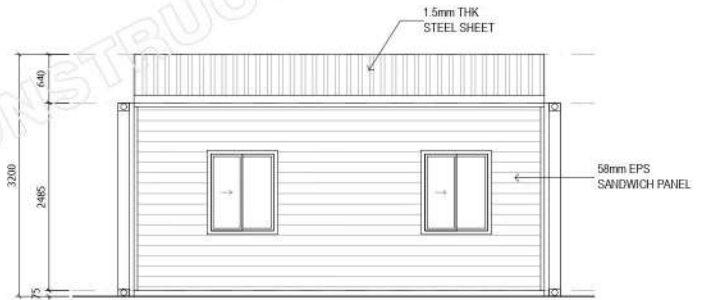
ELEVATION B

SCALE 1:50



ELEVATION C

SCALE 1:50



ELEVATION D

SCALE 1:50

NOTE:
STRUCTURAL DESIGN TO REFER AND READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS.



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ID	(M)	(N)	(O)	(P)	(Q)
LOCATION	LIVING ROOM	BEDROOM 2	BEDROOM 2	BEDROOM 1	BEDROOM 1
SIZE	1110 X 930	1110 X 930	1110 X 930	1110 X 930	1110 X 930
TYPE	SLIDING WINDOW	SLIDING WINDOW	SLIDING WINDOW	SLIDING WINDOW	SLIDING WINDOW
FRONT VIEW (EXTERNAL)					
ID	(R)	(S)	(T)	(U)	
LOCATION	BATH	KITCHEN	KITCHEN	LIVING ROOM	
SIZE	600 X 600	800 X 830	1110 X 930	1110 X 930	
TYPE	SLIDING WINDOW	SLIDING WINDOW	SLIDING WINDOW	SLIDING WINDOW	
FRONT VIEW (EXTERNAL)					

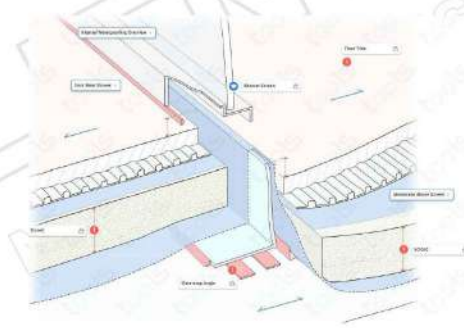
WINDOW SCHEDULE

SCALE 1:100

ID	(V)
LOCATION	LIVING ROOM
SIZE	2200 X 1930
TYPE	SLIDING DOOR
FRONT VIEW (EXTERNAL)	

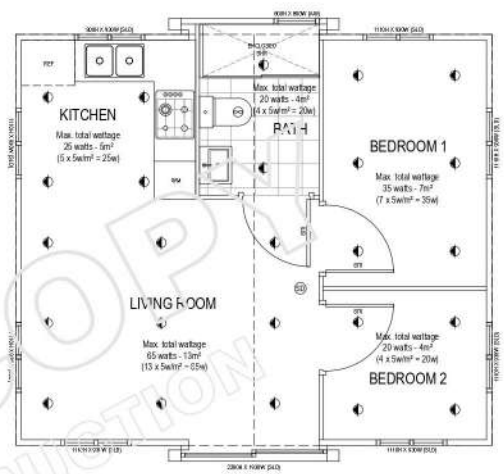
DOOR SCHEDULE

SCALE 1:100



WATERSTOP & WATERPROOF MEMBRANE FOR ENCLOSED SHOWER

ARDEX WPM 155 RAPID PLUS
 - CLASS III MEMBRANE
 - CERTIFIED TO AS4858:2004 & AS4654:2012



ELECTRICAL LAYOUT PLAN

SCALE 1:50

ELECTRICAL LEGEND

- SINGLE GPO @ 300
- SINGLE GPO @ 1200
- SINGLE GPO UNDER BENCH
- DOUBLE GPO @ 300
- DOUBLE GPO @ 1200
- DOUBLE GPO UNDER BENCH
- EXHAUST FAN TO BE VENTED TO OUTSIDE AIR
- BATTEN LIGHT
- LED DOWN LIGHT
- CEILING FAN
- SINGLE 40W TUBE & DIFFUSER
- SPOTLIGHT
- WALL LIGHT
- SWITCH BOARD
- SMOKE ALARMS TO BE HARD WIRED TO MAINS POWER IN ACCORDANCE WITH B.C.A. PART 3.7.2
- TV CONNECTION
- PHONE CONNECTION
- DUCTING POINT
- VACUUM POINT
- INTERCOM STATION (outside in kitchen)
- HOT WATER SYSTEM
- HEATER UNIT

ENERGY NOTE:
 ALL ARTIFICIAL LIGHTING TO COMPLY WITH NCC PART 3.12.5.5
 INTERNAL LIGHTING: MAX. 5 W/M²
 GARAGE LIGHTING: MAX. 3 W/M²
 PORCELAIN/FRESCO: MAX. 4 W/M²



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REINFORCEMENT OF BATHROOM AND SANITARY COMPARTMENT WALLS

Figure 6.2c: Location of noggings for shower walls

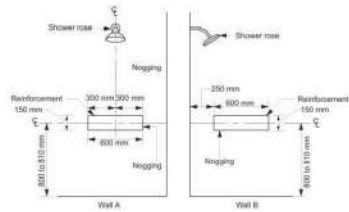


Figure Notes

Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

Figure 6.2d: Location of sheeting for shower walls

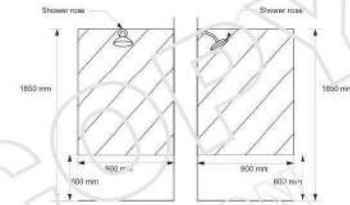


Figure Notes

Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

Figure 6.2e: Minimum extent of sheeting for wall adjacent to a toilet pan
Minimum extent of structural sheeting clear of any door frame, window frame or wall opening

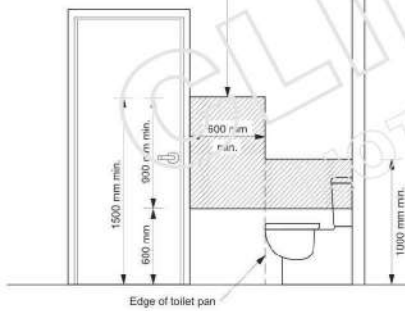


Figure 6.2f: Location of noggings for a wall behind a toilet pan

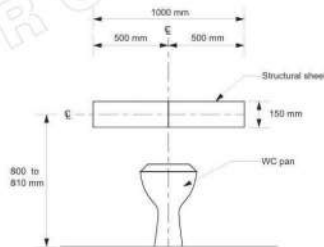
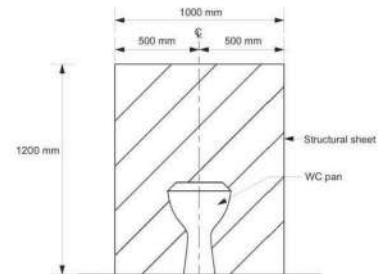
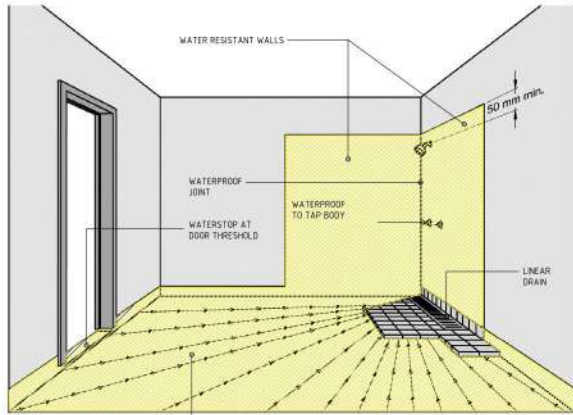


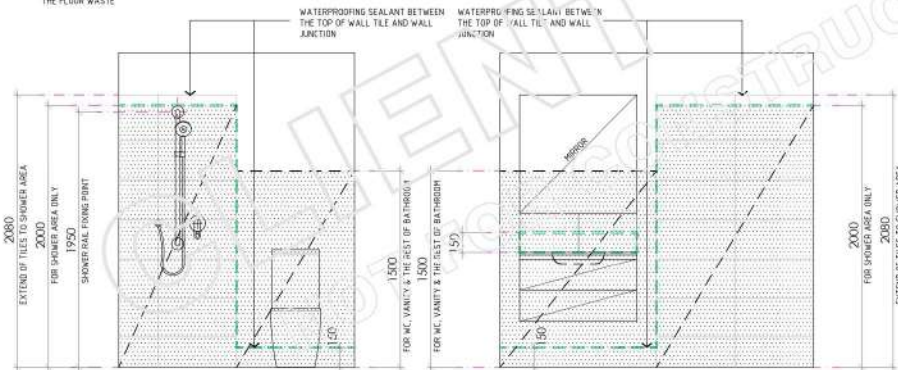
Figure 6.2g: Location of sheeting for a wall behind a toilet pan



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THE WATERPROOFING MEMBRANE FOLLOWS THE GRADED (1:80) FLOOR SUBSTRATE TO THE FLOOR WASTE



--- EXTEND OF WATERPROOFING

EXCEPT FOR WALLS CONSTRUCTED OF SOLID MASONRY OR CONCRETE, THE WALLS AROUND THE SHOWER, TOILET SHOULD BE REINFORCED TO PROVIDE A FIXING SURFACE FOR THE SAFE INSTALLATION OF GRABRAILS, SHOWN SHADED

NOTE:

APPLICATION OF SHAVING CABINET ABOVE VANITY PROVIDE ADEQUATE REINFORCEMENT FOR FIXING SURFACE FOR THE SAFE INSTALLATION OF SHAVING CABINET

--- EXTEND OF WATERPROOFING

EXCEPT FOR WALLS CONSTRUCTED OF SOLID MASONRY OR CONCRETE, THE WALLS AROUND THE SHOWER, TOILET SHOULD BE REINFORCED TO PROVIDE A FIXING SURFACE FOR THE SAFE INSTALLATION OF GRABRAILS, SHOWN SHADED

WET AREA WATERPROOFING NOTES:

THE ROLE OF WATERPROOFING IS TO INSTALL WATERPROOFING SYSTEM AS A COMBINATION OF WATERPROOF AND WATER RESISTANT MATERIALS IN ORDER TO RETAIN WATER WITHIN THE DESIGNATED WET AREA AND EXCLUDE WATER FROM NON-WATER RESISTANT BUILDING ELEMENTS. IT IS INTENDED THAT WATER BE MANAGED TO AN OUTFALL AT SURFACE AND SUBSTRATE. SYSTEMS ARE INTENDED TO ACCOMMODATE EXPECTED SERVICE CONDITIONS OF THE WET AREA TO PREVENT DAMAGE BY WATER AND ACCUMULATED MOISTURE TO BUILDING ELEMENTS. ADDITIONAL REQUIREMENTS MAY NEED TO BE CONSIDERED FOR WET AREAS INTENDED FOR USE BY PEOPLE WITH DISABILITIES

The Work and materials used shall comply with the following Standards:
 - AS3740:2021 WATERPROOFING OF INTERNAL WET AREAS AS DEFINED IN THE NCC IN ALL CLASS BUILDINGS
 - AS/NZS 4858:2004 WET AREA MEMBRANES

A.2 - CATEGORY OF RISK FOR WET AREAS AS DEFINED IN AS 3740:2021

A.3 - GENERAL

DOMESTIC WET AREAS SHOULD BE CLASSED INTO ONE OF THREE CATEGORIES ACCORDING TO THE RISK OF WATER OR MOISTURE CAUSING UNHEALTHY AND HAZARDOUS CONDITIONS OR DAMAGE TO THE BUILDING STRUCTURE.

A.3.1 - CATEGORY 1 WET AREAS (HIGH RISK)

- (a) ENCLOSED SHOWER AREAS;
- (b) UNENCLOSED SHOWER AREAS;
- (c) BATHS WITH UNENCLOSED SHOWERS OVER THEM;
- (d) ANY AREA WITHIN THE REACH OF HAND-HELD SHOWER FITTINGS;
- (e) WATER CLOSETS WITH A HAND-HELD DOUCHE SPRAY, AND DEDICATED DOUCHE ROOMS;
- (f) DEDICATED DOUCHE ROOMS.

A.3.2 - CATEGORY 2 WET AREAS (MODERATE RISK)

- (a) THE WHOLE OF THE BATHROOM AREA OUTSIDE AND UNENCLOSED SHOWER AREA; AND
- (b) THE WHOLE OF THE BATHROOM AREA OUTSIDE AN UNENCLOSED SHOWER OVER BATH.

A.3.3 - CATEGORY 3 WET AREAS (LOW RISK)

- INCLUDE ANY WET AREA WITHOUT A SHOWER, SUCH AS:
- (a) BATHROOM AREAS OUTSIDE ENCLOSED SHOWER AREAS;
- (b) BATHROOMS WITHOUT A SHOWER AREA;
- (c) WATER CLOSETS OR POWDER ROOMS, AND
- (d) LAUNDRY ROOMS WITHOUT A SHOWER.

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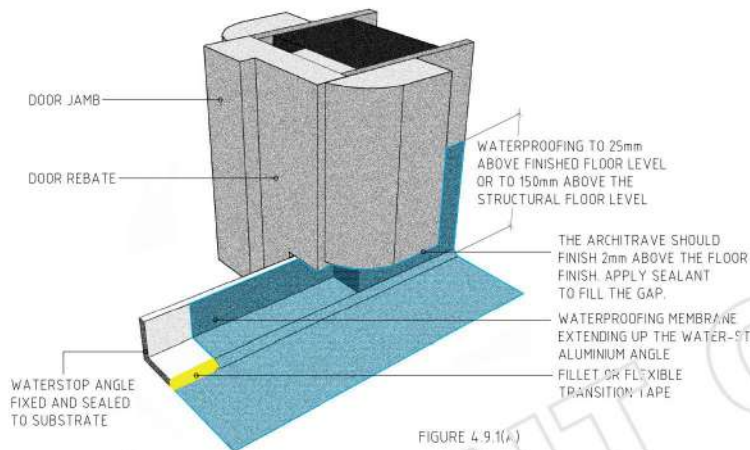


FIGURE 4.9.1(A)

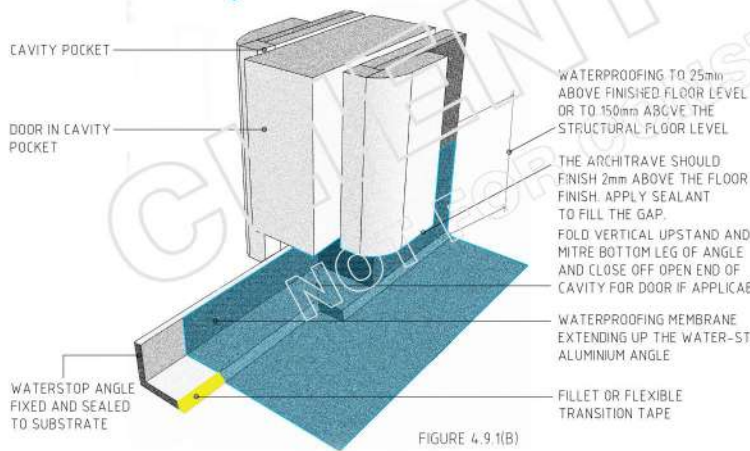


FIGURE 4.9.1(B)

AS 3740-2021

4.8.5 SHOWER LOCATED NEAR EXITS TO WET AREAS
WHERE THE EXTREMITY OF A SHOWER AREA IS LOCATED WITHIN 200mm OF AN EXIT FROM A WET AREA, IT SHALL:

- a. BE AN ENCLOSED SHOWER AREA AS DEFINED IN CLAUSE 13.31
 - b. HAVE ONE OF THE FOLLOWING:
 - A WATERSTOP THAT FINISHES A MINIMUM OF 5mm ABOVE THE FINISHED FLOOR LEVEL, UNDER THE SHOWER SCREEN
 - A HOB AT THE EXTREMITY OF THE SHOWER AREA
 - A STE-DOWN MINIMUM 15mm FROM THE FINISHED FLOOR LEVEL AT THE EXTREMITY OF THE SHOWER AREA
 - HAVE A VERTICAL WATERSTOP WHERE THE SHOWER SCREEN ABUTS THE WALL
- NOTE: IT IS RECOMMENDED THAT THE FLOOR SURFACE OUTSIDE THE SHOWER AREA SHOULD HAVE FALL AWAY FROM THE EXIT TO PREVENT WATER ESCAPING FROM WET AREA.

4.9 DOOR OPENING

4.9.1 PERIMETER FLASHING AT FLOOR LEVEL OPENING

THE FOLLOWING REQUIREMENTS APPLY TO PERIMETER FLASHING AT FLOOR LEVEL OPENING:

- (a) WHERE WET AREA FLOOR WATERPROOFING SHALL INCORPORATE:
 - (i) A WATERSTOP THAT HAS A VERTICAL LEG FINISHING FLUSH WITH THE TOP OF THE FINISHED FLOOR LEVEL SHALL BE INSTALLED AT FLOOR LEVEL OPENINGS, AND A FLOOR MEMBRANE TERMINATED TO CREATE A WATERPROOF SEAL TO THE WATERSTOP AND THE PERIMETER FLASHING.
 - (ii) WATERPROOFING OTHER THAN WET AREA FLOOR WATERPROOFING SHALL INCORPORATE A WATERSTOP THAT:
 - (i) HAS A VERTICAL LEG FINISHING FLUSH WITH THE TOP OF THE FINISHED FLOOR LEVEL IS INSTALLED AT FLOOR LEVEL OPENINGS, AND
 - (ii) IS INTEGRAL WITH THE PERIMETER FLASHING.
 - (c) PERIMETER FLASHING TO WALL, FLOOR SURFACES, AND DOOR OPENINGS SHALL:
 - (i) BE CONTINUOUSLY SEALED TO THE HORIZONTAL SURFACE
 - (ii) HAVE A VERTICAL LEG OF A MINIMUM OF 25mm ABOVE THE FINISHED FLOOR LEVEL, EXCEPT ACROSS DOORWAYS; AND
 - (iii) HAVE A HORIZONTAL LEG WITH MINIMUM WIDTH OF 50mm.
 - (d) WATERSTOPS AT CAVITY SLIDERS SHALL:
 - (i) BE RETURNED ACROSS THE CAVITY OPENING; AND
 - (ii) HAVE A MEMBRANE APPLIED TO FORM A CONTINUOUS PERIMETER FLASHING.
- NOTE: FOR AN EXAMPLE OF WATERPROOFING INSTALLATION, SEE FIGURE 4.9.1(B)

4.9.2 PROTECTION OF DOOR FRAMES AND ARCHITRAVES

THE REQUIREMENTS FOR PROTECTION OF DOOR FRAMES AND ARCHITRAVES ARE AS FOLLOWS:

- (a) TIMBER DOOR FRAMES SHALL NOT BE EMBEDDED INTO THE TILES
 - (b) THERE SHALL BE A SEALED GAP OF MINIMUM OF 2mm BETWEEN THE DOOR ARCHITRAVE AND THE FLOOR
 - (c) THE UNDERSIDE OF THE DOOR JAMB AND ARCHITRAVE SHALL BE TREATED TO RESIST MOISTURE
- NOTE: SOME EXAMPLES OF MOISTURE RESISTANT TREATMENT INCLUDE PAINT, SEALANT, ETC. EXAMPLES OF WATERPROOFING INSTALLATIONS IN FIGURE 4.9.1(A) AND 4.9.1(B)

4.10 - FILLETS AND BOND BREAKERS - BOND BREAKER INSTALLATION FOR BONDED MEMBRANES
AT ANY CHANGE OF PLANE OR MATERIALS, AND AT MOVEMENT JOINTS, FILLETS OR BOND BREAKER SHALL BE USED WHERE THE MEMBRANE IS BONDED TO THE SUBSTRATE. BOND BREAKERS SHALL BE OF THE TYPE COMPATIBLE WITH THE FLEXIBILITY CLASS OF THE MEMBRANE TO BE USED IN ACCORDANCE WITH



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FIGURE 4.8.2(A) UNENCLOSED SHOWER - MEMBRANE BELOW TILE BED

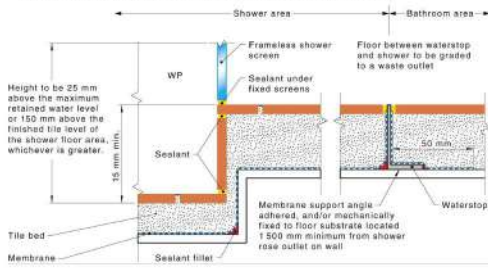


FIGURE 4.8.2(B) STEP DOWN SHOWER WATERSTOP AND COVER CHANNEL LIQUID MEMBRANE

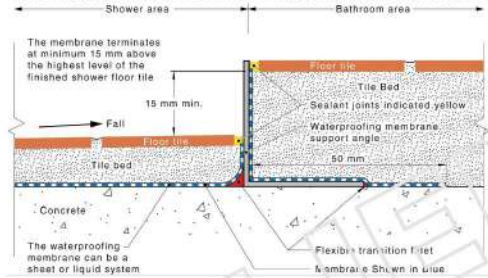
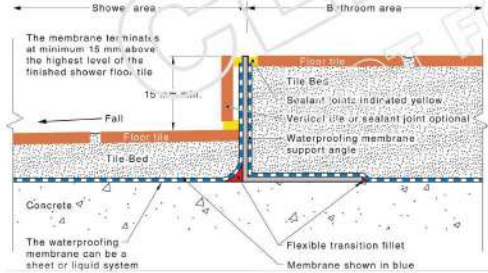


FIGURE 4.8.2(C) STEP DOWN SHOWER WATERSTOP AND COVER ANGLE



AS 3740-2021
4.8 - WATERSTOPS

4.8.1 - GENERAL
WATERSTOPS SHALL BE INSTALLED TO RETAIN WATER WITHIN THE SHOWER AREA OR WET AREA. WATERSTOPS ARE AN INTEGRAL PART OF THE WATERPROOFING SYSTEM AND SHALL CONFORM WITH CLAUSES 4.8 AND 4.9.

4.8.2 - WATERSTOPS FOR UNENCLOSED SHOWERS
AN UNENCLOSED SHOWER SHALL INCORPORATE WATERSTOP FINISHING AT THE PERIMETER OF THE SHOWER AREA.

REQUIREMENTS FOR WATERSTOPS ACCORDING TO THE TYPE OF UNENCLOSED SHOWER AS FOLLOWS:

a. TYPE 1 UNENCLOSED SHOWERS - A WATERSTOP SHALL BE PLACED UNDER THE SPLASH RESTRICTION DEVICE AND ACROSS THE OPENING OF THE SHOWER OF A TYPE 1 SHOWER SCREEN.

NOTE 1: IT IS ADVISABLE TO HAVE EITHER SCREED DRAINED, OR MEMBRANE PLACED ON THE TOP OF THE SCREED TO PREVENT WATER RETENTION IN THE SCREED BEYOND WATERSTOP.

NOTE 2: TYPE 1 UNENCLOSED SHOWERS HAVE A DEVICE THAT WILL RESTRICT SPLASHING DURING USE.

b. TYPE 2 UNENCLOSED SHOWER - THE WATERSTOPS OF A TYPE 2 SHOWER SHALL BE A MINIMUM OF 1500mm FROM THE SHOWER ROSE CONNECTION TO THE WALL OR THE CEILING.

NOTE 3: SEE FIGURE 4.8.2(A) FOR AN EXAMPLE OF A TYPE 2 UNENCLOSED SHOWER. NOTE 4: IF USING THE WATERSTOP AT THE DOOR THRESHOLD FOR TYPE 2 UNENCLOSED SHOWER THE WHOLE BATHROOM IS DESIGNATED AS AN UNENCLOSED SHOWER WITHOUT A SHOWER SCREEN INSTALLED AND THE FLOOR FALL UNDER MEMBRANE SHALL BE A MINIMUM 1:80.

FOR TYPE 1 AND TYPE 2 UNENCLOSED SHOWERS, THE WATERSTOP SHALL HAVE THE VERTICAL LEG FINISH FLUSH WITH THE FINISH SURFACE OF THE FLOOR AND, WHERE THE WATERSTOP INTERSECTS WITH OR JOINS THE WALL, THE JUNCTION SHALL BE WATERPROOF. NOTE 5: SEE FIGURES 4.8.2(A), 4.8.2(B), 4.8.2(C), 4.8.2(D) & 4.8.2(E) - WATERSTOPS FOR ENCLOSED SHOWERS.

AN ENCLOSED SHOWER SHALL INCORPORATE A WATERSTOP UNDER THE BOTTOM RAIL OF THE SHOWER SCREED AND THE OPENING.

4.8.3 - WATERSTOP FOR ENCLOSED SHOWERS WITHOUT HOBS OR SET-DOWNS AT THE EXTREMITY OF THE SHOWER AREA:

(a) WHERE A SHOWER SCREEN IS TO BE INSTALLED, A WATERSTOP SHALL BE POSITIONED SO THAT ITS VERTICAL LEG WILL FINISH A MINIMUM OF 5mm ABOVE THE FINISHED FLOOR LEVEL.

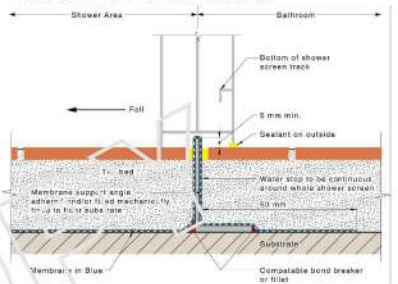
(b) WHERE THE WATERSTOP INTERSECT WITH THE WALL OR IS JOINED, THE JUNCTION SHALL BE WATERPROOF.

NOTE 1: SOME SHOWER SCREENS DO NOT PERMIT THE WATERSTOP EXTENDING INTO REBATE. A CHANNEL SECTION MAY BE NEEDED TO BE INSTALLED OVER THE WATERSTOP, ANGLE WITH THE SHOWER SCREEN PLACED ON TOP OF THE CHANNEL INCLUDING RETURN PANELS. NOTE 2: THE APPLICATION OF SEALANT ON INSIDE AND/OR OUTSIDE FACE IS INTENDED TO PREVENT WATER FROM LEAVING THE SHOWER AREA.

FIGURE 4.8.2(D) SHOWER WATERSTOP AND COVER ANGLE



FIGURE 4.8.2 TYPICAL HOBLESS CONSTRUCTION



4.8.5 - SHOWER LOCATED NEAR EXITS TO WET AREAS
WHERE THE EXTREMITY OF A SHOWER AREA IS LOCATED WITHIN 200mm OF AN EXIT FROM WET AREA, IT SHALL:

(a) BE AN ENCLOSED SHOWER AREA AS DEFINED IN CLAUSE 13.31 (AREA ENCLOSED BY WALLS, SCREENS, HINGED OR SLIDING DOORS, THAT CONTROLS THE SPREAD OF WATER TO WITHIN THE CATEGORY 1 AREA)

(b) HAVE ONE OF THE FOLLOWING:

(i) A WATERSTOP THAT FINISHES A MINIMUM OF 5mm ABOVE THE FINISHED FLOOR LEVEL, UNDER THE SHOWER SCREEN.

(ii) A HOB AT THE EXTREMITY OF THE SHOWER AREA.

(iii) A STEP-DOWN OF MINIMUM 15mm FROM THE FINISHED FLOOR LEVEL AT THE EXTREMITY OF THE SHOWER AREA.

(c) HAVE A VERTICAL WATERSTOP WHERE THE SHOWER SCREEN ABUTS THE WALL.

NOTE: IT IS RECOMMENDED THAT THE FLOOR SURFACE OUTSIDE THE SHOWER AREA SHOULD HAVE FALL AWAY FROM THE EXIT TO PREVENT WATER ESCAPING FROM THE WET AREA.



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4.11 JUNCTIONS, TRANSITIONS, AND TERMINATIONS

4.11.1 TYPES OF JUNCTIONS, TRANSITIONS, AND TERMINATIONS

THE FOLLOWING LIST SPECIFIES THE MINIMUM REQUIREMENTS FOR THE TREATMENT FOR VARIOUS JUNCTIONS. JUNCTIONS MAY BE EITHER WALL TO FLOOR OR WALL TO WALL. EITHER THE FLOOR OR WALL MAY BE WATERPROOF, WATER RESISTANT OR HAVE NO TREATMENT SPECIFIED.

THE TYPES OF JUNCTIONS THAT SHALL BE USED ARE AS FOLLOWS

- (a) TYPE 1 - WHERE WATERPROOF TO WATERPROOF SURFACES MEET, THE WATERPROOFING SHALL BE CONTINUOUS ACROSS THE JUNCTIONS AND SHALL BE DEEMED TO BE WATERPROOF JUNCTION.
- (b) TYPE 2 - WHERE WATERPROOF TO WATER-RESISTANT SURFACE MEET, A BEAD OF SEALANT SHALL BE DEEMED TO BE WATER-RESISTANT JUNCTION.
- (c) TYPE 3 - WHERE WATER-RESISTANT TO WATER-RESISTANT SURFACES MEET, A BEAD OF SEALANT SHALL BE DEEMED TO BE WATER-RESISTANT JUNCTION.
- (d) TYPE 4 - WHERE NON-WATER-RESISTANT TO WATER-RESISTANT SURFACES MEET, A BEAD OF SEALANT SHALL BE DEEMED TO BE WATER-RESISTANT JUNCTION.

4.11.2 VERTICAL FLASHING FOR SHOWER WALL JUNCTION

VERTICAL FLASHING MAY BE EXTERNAL OR INTERNAL AND SHALL TERMINATE A MINIMUM 1800mm ABOVE THE FINISHED FLOOR LEVEL OF THE SHOWER OR BASE OF THE BATH OR TRAY, OR 50mm ABOVE THE SHOWER ROSE, WHICHEVER IS THE HIGHER.

VERTICAL FLASHING SHALL BE USED AS FOLLOWS

- a. EXTERNAL VERTICAL FLASHING MAY BE USED WITH EXTERNAL MEMBRANES SYSTEM INSTALLED BEHIND THE WALL SHEETING OR RENDER, PROVIDED THEY HAVE LEGS OF SUFFICIENT WIDTH TO ALLOW THE WALL SHEETING OR RENDER TO OVERLAP BY MINIMUM OF 30mm. THE MECHANICAL FASTENING OF THE WALL SHEETING SHALL NOT PENETRATE THE FLASHING.
- b. INTERNAL VERTICAL FLASHING MAY BE USED WITH BOTH EXTERNAL AND INTERNAL MEMBRANE SYSTEMS, PROVIDED EACH LEG HAS A MINIMUM OVERLAP OF 45mm TO THE WALL SHEETING OR RENDER AND, WHERE USED WITH INTERNAL MEMBRANES, EACH LEG EXTENDS VERTICALLY FROM WITHIN THE SHOWER TRAY.
- c. EXTERNAL MEMBRANES, EACH LEG OVERLAPS THE TOP EDGE OF THE FLOOR WATERPROOFING SYSTEM, BY A MINIMUM OF 20mm, AND
- d. PREFORMED SHOWER BASES OR BATHS, EACH LEG EXTENDS TO THE BOTTOM EDGE OF THE WALL SHEETING OR RENDER.

NOTE 1 THE MEMBRANE SHOULD BE TERMINATED TO A TYPE 2 JUNCTION SEALANT AS PER CLAUSE 4.11.1

NOTE 2 WHERE SHOWER ROSE IS CEILING MOUNTED, THE MEMBRANE SHOULD TERMINATE TO THE FULL HEIGHT OF THE WALL TO A TYPE 3 JUNCTION SEALANT AS PER CLAUSE 4.11.1

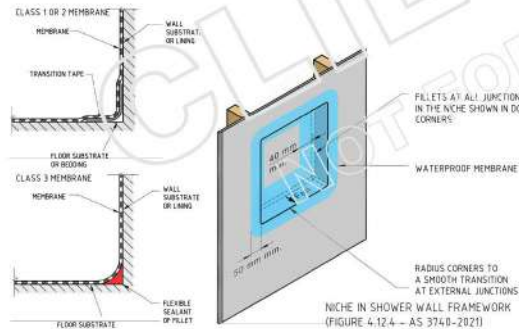


FIGURE 4.3.11(A) TYPICAL MEMBRANE TERMINATION AT LEAK CONTROL FLANGE Junction as per Clause 4.11.1

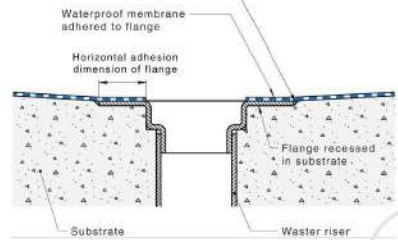


FIGURE 4.3.11(B) TYPICAL MEMBRANE TERMINATION AT LEAK CONTROL FLANGE Junction as per Clause 4.11.1 WITH DOWN LEG

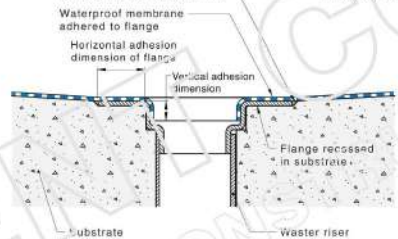
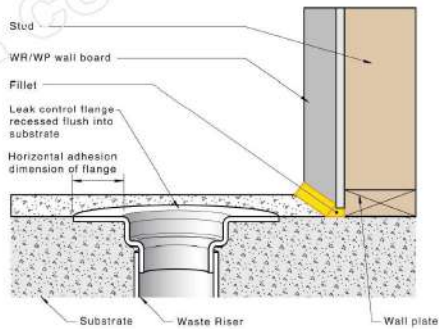


FIGURE 4.3.11(C) GENERIC LEAK CONTROL FLANGE ADJACENT TO A WALL



2.3 - REQUIREMENTS FOR FALL

- 2.3.1 - FALLS IN SUBSTRATE
- WHERE A FLOOR WASTE IS REQUIRED IN A WET AREA, THE MEMBRANE SHALL BE APPLIED TO SUBSTRATE WITH A MINIMUM 1:100 FALL TOWARDS THE FLOOR WASTE.
- 2.3.2 FALLS IN SHOWER AREA FLOOR FINISHES (CATEGORY 1)
- THE FALL TO THE FLOOR WASTE IN SHOWER AREA SHALL BE A MINIMUM 1:80.
- 2.3.3 - FALLS IN WET AREA FLOOR FINISHES ADJACENT TO SHOWER AREA WHERE THERE IS A FLOOR WASTE (CATEGORY 2)
- WHERE REQUIRED A FLOOR WASTE IS INSTALLED ADJACENT TO SHOWER AREA, THE MINIMUM FALL TO THE WASTE SHALL BE 1:100
- NOTE: SURFACE WATER SHOULD DRAIN TO THE WASTE. WATER SHOULD NOT ENTER THE WET AREA AT DOORWAY THRESHOLDS UNDER NORMAL USE. WHERE SURFACE FALLS ARE PROVIDED IN CATEGORY 2 AREAS TO A CATEGORY 1 SHOWER WASTE, THE WHOLE OF THE CATEGORY 2 FLOOR AREA SHOULD HAVE FALLS PROVIDED.
- 2.3.4 - FALLS IN WET AREA FLOOR FINISHES WHERE THERE IS NO FLOOR WASTE (CATEGORY 3)
- THE SHOWER SHALL BE AN ENCLOSED SHOWER. THERE IS NO REQUIREMENT FOR FALL IN THE CATEGORY 3 AREA. WATER SHALL BE RETAINED WITHIN THE WET AREA.
- NOTE: WATER RETENTION MAY BE ACHIEVED BY LOCALIZED FALLS AWAY FROM DOOR, OR FOR INFORMATION ON THE LAYING OF TILES TO ENABLE THEM TO DRAIN WITHOUT RETAINING WATER, REFER TO AS 3958.1
- 2.3.5 - WHOLE BATHROOM DESIGNED AS AN UNENCLOSED SHOWER OR A SHOWER SCREEN INSTALLED, THE FLOOR SUBSTRATE UNDER THE MEMBRANE SHALL HAVE A MINIMUM 1:80 FALL
- NOTE 1: IF A SCREED IS USED, THE MEMBRANE SHOULD BE APPLIED ON TOP OF SCREED.
- NOTE 2: FOR FURTHER INFORMATION ON ACCESSIBLE BATHROOMS REFER TO AS 1428.1



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SUGGESTED INSTALLATION CHECKLIST

Item	COMPLETE? Y/N
SUBSTRATE	
(i) FLOORS - CONCRETE	
VOIDS FILLED INCLUDING FORMWORK DISTORTIONS WITH MORTAR REPAIR COMPOUND	
PROTRUSIONS GROUND DOWN TO UNIFORM SMOOTH SURFACE	
CLEAN AND FREE OF DEBRIS AND SPOIL	
MOISTURE CONTENT TESTED IN ACCORDANCE WITH APPENDIX F	
(ii) FLOORS - FRAMED AND SHEETED	
FIXINGS INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS	
SHEETING SET AND SENDED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS	
CLEAN AND FREE OF DEBRIS AND SPOIL	
SUBSTRATE CONDITION/PREPARATION DOCUMENTED	
WATERSTOPS	
WET AREA DOOR OPENING WATERSTOP SEALED TO SUBSTRATE	
VERTICAL FLASHING ANGLE EXTENDS TO SHOWER CORNERS BEHIND WALL SHEETING	
WATERSTOP ANGLES EXTEND TO SHOWER RECESS UNDER SHOWER SCREEN/FRAMELESS GLASS SEALED TO SUBSTRATE	
DRAINAGE CONTROL FLANGE	
FLOOR WASTE FLANGE RECESSED AND SEALED FLUSH TO FLOOR SUBSTRATE	
DRAINAGE CONTROL FLANGE TO SANITARY PLUMBING PENETRATIONS ABOVE FLOOR LEVEL	
PRIMING/SEALANT FILLETS/BOND BREAKER	
SURFACES AND WALLS AND FLOOR'S PRIMED AND CURED	
SEALANT APPLIED TO WALL SHEET JOINS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS	
SEALANT FILLETS AND/OR BOND BREAKER TO WALL/FLOOR JUNCTIONS AS SPECIFIED IN AS-4858 <http://www.csiro.gov.au/research/product/AS-4858>	
WATERPROOFING MEMBRANE APPLIED TO FLOOR SHEET JOINS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS	
PREPARATION DOCUMENTED PRIOR TO MEMBRANE APPLICATION	
SEALING OF PENETRATIONS	
TAP SPINDLE PENETRATIONS SEALED WITH SEALANT OR PRE-FORMED FLANGE	
SHOWER ROSE PIPE PENETRATIONS SEALED WITH SEALANT OR PRE-FORMED FLANGE	
WATERPROOFING APPLICATION	
WATERPROOFING INSTALLED TO MANUFACTURER'S INSTALLATION REQUIREMENTS. NOTE: ALLOW ADEQUATE CURING TIME PRIOR TO POST APPLICATION INSPECTION.	
THICKNESS OF COMPLETED MEMBRANE APPLICATION DOCUMENTED	
FLOOD TESTING	
FLOOR WASTE DRAINAGE OUTLET SEALED AND MEMBRANE FLOOD TESTED	

APPENDIX E - COMPATIBILITY

E.1 - GENERAL

ALL PRODUCTS IN THE WATERPROOFING SYSTEM SHOULD BE COMPATIBLE TO PREVENT UNDESIRABLE OUTCOMES. INCOMPATIBILITY BETWEEN COMPONENTS OF THE SYSTEM CAN LEAD TO BUBBLING, BLISTERING, RETARDED CURING OR DE-LAMINATION. CONSIDERATION SHOULD BE GIVEN TO THE FOLLOWING ELEMENTS OF WATERPROOFING SYSTEM:

- (a) SUBSTRATE
- (b) WATERSTOP
- (c) FLOOR WASTE
- (d) PRIMER
- (e) BOND BREAKER
- (f) FILLETS
- (g) REINFORCING BANDAGES
- (h) OVERLAY

E.2 COMPATIBILITY CHART

E.2.1 GENERAL

WATERPROOFING COMPONENTS SHOULD BE COMPATIBLE IN COMBINATION TO FORM A WATERPROOFING SYSTEM ACCORDING TO THE DESIGN REQUIREMENTS. COMPONENTS SHOULD BE WATER RESISTANT OR WATERPROOFING COMPONENTS SHOULD NOT COMPROMISE THE PERFORMANCE OF THE MEMBRANE. ISOLATING PRIMERS/COATINGS MAY BE USED WHERE COMPATIBLE WITH BOTH THE MEMBRANE AND OTHER COMPONENTS. PRIMERS FOR POROUS AND NOT-POROUS SUBSTRATE MAY DIFFER.

- Application Method Statement
The subcontractor is to provide an Application Method Statement (AMS) from the manufacturer detailing the application and in the case of defective works, rectification of membrane applications.
- Specialist Subcontractors
The work shall be performed by Specialist Subcontractors experienced in the work specified herein. The Specialist Subcontractor shall be one recognized by the Manufacturer of the Waterproofing System as an Approved Waterproofing Subcontractor of the product.
- Certification and Test Certificates
Certification and test certificates shall be provided by the Subcontractor stating that the materials and form of installation proposed, comply with the latest Building Code of Australia and relevant Standards requirements and Clause 4.1 of this Specification.



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