

DRAWINGS

1. THE DRAWINGS ARE A GUIDE ONLY FOR THE LOCATION AND LAYOUT OF EQUIPMENT. COORDINATE ALL EQUIPMENT ON SITE TO SUIT FURNITURE, STRUCTURE AND OTHER SERVICES.
2. DO NOT SCALE FROM DRAWINGS. USE EXACT DIMENSIONS FROM ARCHITECTURAL DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO INSTALLATION.
3. COORDINATE THE LOCATION OF ALL ITEMS WITH OTHER TRADES AND HYDRAULIC AND MECHANICAL SERVICES.
4. CONFIRM LOCATIONS AND POSITIONS OF ALL FITTINGS, OUTLETS AND EQUIPMENT WITH THE ARCHITECT/ SUPERINTENDENT PRIOR TO ORDERING. FAILURE TO DO SO SHALL RESULT WITH LOCATING AND/OR REPLACING FITTINGS, OUTLETS AND EQUIPMENT AT THE DISCRETION OF THE ARCHITECT/SUPERINTENDENT AT THE COST OF THE ELECTRICAL SUBCONTRACTOR. COORDINATE AND LIAISE WITH OTHER SERVICES FOR THE LOCATION OF OUTLETS.

REGULATIONS

5. ALL MATERIALS, SUPPLIES AND ALL WORK INSTALLED SHALL COMPLY WITH THE CODES, STANDARDS, RULES AND REGULATIONS OF ALL STATUTORY AUTHORITIES INCLUDING, BUT NOT LIMITED TO:
 - 5.1. NATIONAL CONSTRUCTION CODE - BUILDING CODE OF AUSTRALIA
 - 5.2. DESIGN AND CONSTRUCTION STANDARDS FOR REMOTE HOUSING - AUGUST 2016
 - 5.2.1. DEPARTMENT OF HOUSING AND PUBLIC WORKS DOCUMENT: PRODUCT STANDARDS: SOCIAL HOUSING DWELLINGS.
 - 5.2.2. LIVABLE HOUSING DESIGN GUIDELINES
- 5.3. AS/NZS 3000, AS/NZS 3008, LV POWER RETICULATION)
- 5.4. AS 2293 (EMERGENCY LIGHTING)
- 5.5. AS/NZS 3439 (SWITCHBOARDS)
- 5.6. AS/NZS 1680 (INTERIOR LIGHTING)
- 5.7. AS/NZS 3080, AS/CA S008, AS/CA S009 (TELECOMMUNICATIONS CABLING)
- 5.8. AS/NZS 1367 (MATV)
- 5.9. AS/NZS 3012 (CONSTRUCTION SITES)
- 5.10. METERING INSTALLATION STANDARDS AND GUIDELINES
- 5.11. SUPPLY AUTHORITY ENERGY STANDARDS
- 5.12. APPLICABLE SDA / NDIS STANDARDS AND REQUIREMENTS
- 5.13. NBN STANDARDS AND GUIDELINES
- 5.14. AS 3786 - SMOKE ALARMS

6. MAKE ALL APPLICATIONS AND PAY ALL FEES REQUIRED TO COMPLY WITH RELEVANT AUTHORITY REQUIREMENTS, INCLUDING SELF CERTIFICATION COSTS FOR ELECTRICAL INSPECTION AND EMERGENCY LIGHTING.
7. PROVIDE FORM 16 CERTIFICATION AND ELECTRICAL INSTALLATION CERTIFICATION.

INSPECTION

8. BECOME FULLY INFORMED OF THE CONTRACT WORK BY INSPECTION OF THE SITE AND BY OTHER MEANS CONSIDERED NECESSARY. UNFORESEEN DIFFICULTIES DUE TO NEGLIGENCE OF THIS PRECAUTION SHALL NOT RELIEVE THE ELECTRICAL CONTRACTOR FROM RESPONSIBILITY FOR THE FULL AND PROPER EXECUTION OF THE WORKS.
9. PRIOR TO SUBMITTING THE TENDER PRICE, VISIT THE SITE AND MAKE ALLOWANCE OF ANY SITE CONDITIONS.
10. OBTAIN 'DIAL BEFORE YOU DIG' MAPS PRIOR TO ANY SITE WORKS TO DETERMINE EXISTING AUTHORITY SERVICES.

DEFECTS AND LIABILITIES

11. GUARANTEE ALL WORK AND MATERIALS AS TO QUALITY, WORKMANSHIP AND AGAINST DEFECTS, FOR A PERIOD OF 12 MONTHS FROM THE DATE OF ISSUE OF THE 'CERTIFICATE OF PRACTICAL COMPLETION'. DURING THIS PERIOD, PROMPTLY REPLACE ALL DEFECTIVE EQUIPMENT, FIXTURES AND MATERIALS AT NO ADDITIONAL COST.
12. PROMPTLY RESPOND TO ALL DEFECTS AND MAINTENANCE ISSUES WHEN RAISED BY THE CLIENT.

FIRE RATED PENETRATIONS

13. PROVIDE FIRE RATED PENETRATIONS FOR SERVICES PASSING THROUGH EACH FIRE RATED ELEMENT. FIRE RATED PENETRATIONS SHALL ACHIEVE THE SAME RATING AS THE BUILDING ELEMENT PENETRATED. SEAL PENETRATIONS WITH A SYSTEM CONFORMING TO AS 4072.1.
14. THE METHOD AND MATERIALS USED SHALL BE IDENTICAL WITH A PROTOTYPE ASSEMBLY FOR THE SERVICE AND BUILDING ELEMENT WHICH HAS BEEN TESTED IN ACCORDANCE WITH AS 4072.1 AND AS 1530.4 AND HAS THE REQUIRED FRL OR RESISTANCE TO THE INCIDENT SPREAD OF FIRE, OR COMPLY WITH OTHER RELEVANT PROVISIONS OF CLAUSE C3.15 AND SPEC C3.15 OF THE BCA. ANY PENETRATIONS CREATED OR TREATED SHALL BE PROVIDED WITH A SERVICE LABEL COMPLYING WITH AS 1851 CLAUSE 17.2.4.2.
15. PROVIDE A SCHEDULE OF ALL PENETRATIONS EITHER CREATED OR TREATED. THE SCHEDULE SHALL BE SET OUT IN ACCORDANCE WITH AS 4072.1 FIGURE B1 AND SHALL BE SUITABLE FOR SUBSEQUENT USE BY THE BUILDING OWNER AS REQUIRED BY AS 1851 CLAUSE 17.4. PROVIDE CERTIFICATION TO EACH PENETRATION.

16. WHEREVER OR WHENEVER THE PROPOSED WORKS REQUIRE THE PENETRATION OF AN ELEMENT HAVING A FIRE RESISTANCE RATING, THE BUILDER SHALL ENSURE THAT ANY PERSON RESPONSIBLE FOR THE INSTALLATION OF ANY SYSTEM USED TO PROTECT/REINSTATE THE FRL OF THE PENETRATION:
 - 16.1. HOLDS AN APPROPRIATE LICENSE
 - 16.2. PROVIDES AN INSTALLATION STATEMENT IN THE FORMAT PRESCRIBED BY APPENDIX B OF AS 4072.1 TO DESCRIBE THE PENETRATION, ITS LOCATION AND METHOD OF TREATMENT, AND
 - 16.3. THE BUILDER SHALL FURNISH A COPY OF THE INSTALLATION STATEMENT AS PROVIDED ABOVE TO THE INSPECTING OFFICER PRIOR TO REQUESTING AN INSPECTION FOR 'SUBSTANTIAL COMPLETION'.
17. PROVIDE ACCESS TO PASSIVE FIRE PROTECTION DEVICES FOR INSPECTION IN ACCORDANCE WITH AS 1851.
18. ALLOW FOR INSPECTION OF ALL PENETRATIONS WITHIN THE DEFECTS LIABILITY PERIOD.

SEALING

19. SEAL ALL PENETRATIONS THROUGH ANY ACOUSTIC AND SMOKE Baffles WITH AN APPROVED ACOUSTIC AND SMOKE SEALANT RESPECTIVELY TO THE ORIGINAL RATING OF THE PENETRATED BARRIER.
20. SEAL ALL PENETRATIONS THROUGH ANY FIRE RATED CONSTRUCTION WITH AN APPROVED FIRE SEALANT, INCLUDING THE FLOOR PENETRATIONS WITHIN RISER CUPBOARDS.
21. SEAL ALL CONDUITS, DUCTS AND BUILDING ENTRY POINTS TO PREVENT INGRESS OF MOISTURE AND VERMIN.

TESTING AND COMMISSIONING

22. THE INSTALLATION SHALL BE TESTED BY AN ELECTRICAL CONTRACTOR PRIOR TO BEING ENERGISED.
23. UNDERTAKE ALL OF THE TESTING REQUIREMENTS OF THESE DRAWINGS, THE CONTRACT DOCUMENTS, RELEVANT CODES, STANDARDS AND LEGISLATION.
24. SUPPLY ALL NECESSARY LABOUR AND ASSISTANCE FOR TESTING, OPERATING AND ADJUSTING THE SYSTEM AND EQUIPMENT, AND FOR FULLY INSTRUCTING THE PROPRIETOR OR THEIR REPRESENTATIVE IN THE OPERATION OF THE SYSTEM AND EQUIPMENT. PROVIDE FULL OPERATION AND MAINTENANCE MANUALS.
25. TEST EMERGENCY LIGHTING IN ACCORDANCE WITH AS 2293. PROVIDE AND COMPLETE A LOGBOOK FOR EACH SWITCHBOARD WITH A TEST SWITCH FACILITY.
26. SUBMIT TEST REPORTS FOR ALL SYSTEMS. PROVIDE THE CLIENT WITH ALL TEST RESULTS, BOUND FOR REVIEW. THE CERTIFICATE OF PRACTICAL COMPLETION WILL ONLY BE SIGNED AFTER THE COMPLETE TEST REPORTS HAVE BEEN REVIEWED. INCLUDE A HARD AND SOFT COPY OF THE FULL TEST REPORTS IN THE OPERATION AND MAINTENANCE MANUALS.
27. THE MAIN SWITCHBOARD SHALL BE CHECKED WITH A THERMOGRAPHIC IMAGING SCAN PRIOR TO PRACTICAL COMPLETION AND AGAIN AT THE END OF THE DEFECTS LIABILITY PERIOD. RECTIFY ALL ISSUES.

SWITCHBOARDS

28. EXISTING SITE MAIN SWITCHBOARD SHALL BE RE-USED WHILST THE NEW SMSB AND ASSOCIATED WORKS ARE BEING ARRANGED AND INSTALLED.
29. ONCE THE NEW SMSB IS INSTALLED ON SITE AND COMMISSIONED, THE EXISTING SMSB IS TO BE MADE REDUNDANT AND REMOVED.
30. PROVIDE TYPED CIRCUIT SCHEDULE CARDS AS REQUIRED TO SUIT THE FINAL INSTALLATION.
31. PROVIDE EARTHING SYSTEM IN ACCORDANCE WITH AS/NZS 3000.

CABLING

32. ENSURE LIGHTING AND POWER SUB-CIRCUIT CABLES ARE MINIMUM 2.5mm²
33. SUPPORT ALL CABLING IN CEILING SPACE ON CABLE TRAY AND/OR CATENARY WIRE.
34. FINAL SUBCIRCUIT CABLING IS BE T.P.S. UNLESS SPECIFIED OTHERWISE.
35. WHERE SUBMAIN/SUBCIRCUIT SUPPLIES ARE PROVIDED FOR OTHER TRADES, THE ELECTRICAL CONTRACTOR IS TO LIAISE WITH THE APPROPRIATE TRADE AND CONFIRM RATINGS AND FINAL LOCATIONS OF CABLE TERMINATIONS.
36. ALL FINAL SUBCIRCUIT CABLING IS TO BE CONCEALED. ALL CABLING IN CEILING VOIDS IS TO BE FIXED CLEAR OF CEILING AND CEILING SUPPORTS. POWER FINAL SUBCIRCUIT CABLING IS TO BE GENERALLY RUN CONCEALED IN STUD WALLS OR INSTALLED IN CONDUIT CAST INTO BUILDING STRUCTURE AS APPROPRIATE TO OUTLET LOCATIONS.

CABLE TRAYS, CONDUITS AND PENETRATIONS

37. PROVIDE ELECTRICAL AND COMMUNICATIONS CONDUITS AS REQUIRED. PROVIDE LONG RADIUS BENDS ON ALL CONDUITS. PROVIDE DRAW STRINGS TO ALL CONDUITS. SECURELY FIX IN PLACE TO PREVENT ACCIDENTAL REMOVAL.
38. EXISTING CABLE PATHWAYS AND ROUTES ARE INDICATIVE ONLY BASED ON NON-INTRUSIVE VISUAL INSPECTIONS. FINAL ROUTE SHALL BE COORDINATED WITH THE STRUCTURE AND ALL OTHER TRADES PRIOR TO INSTALLATION. DUE ALLOWANCE SHALL BE MADE FOR OFFSETS AND LEVEL CHANGES.
39. CONDUIT SADDLES SHALL BE FULL SADDLE TYPE. HALF SADDLES WILL NOT BE ACCEPTED. MAXIMUM SPACING BETWEEN SADDLES IS 500mm.

LIGHTING

40. PROVIDE A COMPLETE AND OPERATIONAL LIGHTING SYSTEM, TESTED AND COMMISSIONED.
41. PROVIDE ONLY PROPRIETARY LUMINAIRES, FITTINGS AND ACCESSORIES AS DOCUMENTED.
42. LUMINAIRES SHALL BE INSTALLED AT THE LOCATION AS SHOWN ON ELECTRICAL DRAWINGS. LUMINAIRES SHALL TAKE PRECEDENCE OVER ANY OTHER SERVICES. IF THERE IS A NEED TO CHANGE THE LOCATION OF A LUMINAIRE, OBTAIN WRITTEN APPROVAL FROM THE SUPERINTENDENT.
43. PROVIDE ALL LUMINAIRES COMPLETE WITH LAMPS, ACCESSORIES, HIGH FREQUENCY/SOFT START CONTROL GEAR AND LIGHTING CONTROL EQUIPMENT.
44. PROVIDE CONTROLLERS AND CONTACTORS RATED TO THE CHARACTERISTICS OF THE CONTROLLED LOAD.
45. SPARE NOTE.
46. ALL LUMINAIRES TO BE SUPPORTED FROM STRUCTURAL MEMBERS AND NOT CEILINGS. SUPPLY AND INSTALL ALL FIXINGS AS REQUIRED FOR LUMINAIRES.
47. ALL LUMINAIRES ARE TO BE APPROVED BY THE SUPERINTENDENT PRIOR TO ORDERING.
48. ALL EXTERNAL LUMINAIRES TO BE PROVIDED WITH WEATHERPROOF GASKETS AND CABLE ENTRY GROMMETS. PROVIDE BLOCKOUTS AS REQUIRED.
49. SUPPLY AND INSTALL A COMPLETE OPERATIONAL EMERGENCY EVACUATION LIGHTING SYSTEM AS DOCUMENTED. TEST AND COMMISSION THE ENTIRE EMERGENCY LIGHTING SYSTEM IN ACCORDANCE WITH AS 2293.

POWER

50. ALL ISOLATORS MUST BE INSTALLED WITHIN 2m FROM THE EQUIPMENT SERVED.
51. SPECIAL PURPOSE OUTLETS AND ISOLATORS SHALL BE 'CLIPSAL IPS6' SERIES.
52. ALL OUTLETS ON OR NEAR JOINERY SHALL BE COORDINATED WITH THE ARCHITECTURAL JOINERY DRAWINGS.
53. ALL OUTLETS, ISOLATORS, SWITCHES, ETC. ARE TO BE PROVIDED WITH INDELIBLE LABELLING INDICATING THE SUPPLY CIRCUIT BREAKER. EXTERNAL ISOLATORS ARE TO HAVE TRAFFOLYTE LABELLING.

COMMUNICATIONS

54. PROVIDE MINIMUM 12 MONTH MANUFACTURER WARRANTY INCLUDING LABOUR, CABLING, OUTLETS AND PASSIVE EQUIPMENT.
55. ALL WORKS TO BE UNDERTAKEN TO CONFORM TO AS/NZS 3080 AND AS/CA S009.
56. ALL CABLING WORKS TO BE UNDERTAKEN BY THE HOLDER OF OPEN CLASS CABLER LICENCE.
57. BOTH THE CONTRACTOR AND LICENCE HOLDER MUST HAVE VERIFIABLE MANUFACTURER ACCREDITATION/ENDORSEMENT FOR THE PROPOSED CABLING SYSTEM.
58. PROVIDE COPY OF FULL TEST RESULTS AND INCLUDE IN THE OPERATING AND MAINTENANCE MANUAL.
59. USE VELCRO TIES ONLY. DO NOT COMPRESS CABLES.

OPERATION AND MAINTENANCE MANUALS

60. PROVIDE ONE (1) HARD COPY OF O&M MANUALS, COMPLETE WITH FULL SIZE AS-INSTALLED DRAWINGS. PROVIDE ONE (1) ELECTRONIC COPY OF O&M MANUALS, ON AN USB DRIVE.
61. ALLOW TO PROVIDE TRAINING SESSIONS TO THE END USER TO DEMONSTRATE ALL USABLE ELECTRICAL.

SCALE NTS AT A3

REPRODUCTION OF DRAWINGS

THIS DRAWING HAS BEEN DOCUMENTED IN COLOUR
AS SUCH, THIS DRAWING IS REQUIRED TO BE PRINTED IN COLOUR.
FAILURE TO DO SO MAY RESULT IN LOSS OF INFORMATION

GENERAL NOTES:

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH ALL RELEVANT BUILDING CODES AND STANDARDS. NO AMENDMENTS SHALL BE MADE WITHOUT THE APPROVAL FROM THE DESIGNER AND THE CLIENT. THESE DRAWINGS ARE SUPPLIED ON THE CONDITION THAT IN THE EVENT OF ERROR THE DESIGNERS LIABILITY IS LIMITED ONLY TO THE COST OF AMENDING THESE DRAWINGS.

CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PRODUCING SHOP DRAWINGS. THESE DRAWINGS ARE PROTECTED BY THE LAWS OF COPYRIGHT AND MAY NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
0	CONSTRUCTION ISSUE	03/09/24

CLIENT

NORTH PENINSULA AREA
REGIONAL COUNCIL

BUILDING DESIGNER



PROJECT DESCRIPTION

COMMUNITY HOUSING

BUILDING SERVICES ENGINEERS

www.diametric.com.au
reception@diametric.com.au

TOOWOOMBA OFFICE
PO BOX 1971
2 KIRK STREET
TOOWOOMBA QLD 4350
07 4512 6300

BRISBANE OFFICE
12B, 661 OXLEY ROAD,
CORINDA, QLD, 4075
07 4512 6300

DESIGNER	AC	DRAWN BY	KC	CHECKED BY	AC
APPROVED		RPEQ		DATE	

DISCIPLINE

ELECTRICAL SERVICES

DRAWING TITLE

SPECIFICATION

PROJECT NUMBER DRAWING NUMBER REVISION

DE230925 E500 0