

SPECIFICATION
FOR GENERIC BNG HOUSES IN SOL PLAAITJE MUNICIPAL AREAS

ROOF:-

- 1) Roof to be 0.5 full hard cranked IBR roof sheeting to cover the complete house and varendah.
- 2) Gang nailed roof trusses according to manufacturing instructions spaced at not more than 1m apart.
- 3) 76mm x 50mm purlins onto trusses spaced according manufacturing instructions bracing also according manufacturing instructions.
- 4) 114mm x 38mm wall-plate onto the cement bed
- 5) All elevations to be fitted with 225mm Steel facia boards.
- 6) Install 100mm steel column concreted into the ground with 100mm lip channel support from walls to steel pole to fasten IBR sheets to form varendah at front.

DOOR & WINDOW FRAMES:

- 1) External door frames to be 2032 x 813 x 220mm (1mm thick) door frames with a 3 lever mortice locks and Meranti FL & B flush back doors.
- 2) Internal door frames to be 2032 x 813 x 114mm (1mm thick) door frames with 2 lever mortice locks and masonite doors.
- 3) Window frames to be TD57S5, NC2F, NC1 and NC7, all SABS approved .

CEILINGS:

- 1) Ceilings to be 6,4mm Rhino board fixed to 38 x 38 mm SA Pine brandering in one direction and 300mm spaces from centre to centre to the receiving ceiling boards with H section metal cover strips.
- 2) Cornice to be 76mm Meranti skirting mitred at corners with 15mm quadrant, fixed between cornice and ceiling and mitred in corners.
- 3) Rhino board ceilings are to receive 2 coats emulsion paint.
- 4) Insulation ceiling blanket to be installed.
- 5) Cornice and quadrant to receive 2 coats varnish.

FOUNDATIONS:

- 1) All foundations are to be raft foundation in 25 MPA concrete and according Engineers drawings and specification.
- 2) Aprons to be cast around the house on all four sides. Aprons to be 100mm thick rounded of at edge 300mm thick into ground and 1 metre wide.
- 3) Cast a concrete stoep at front door for varendah 2, 820mm x 1,530mm x 100mm thick and butt jointed against raft foundation, rounded off with wooden float to form a non-slippery surface, and to form a step entering the front door.

BRICKWORK:

- 1) External brickwork to be face brick externally plaster bricks internally in cement mortar, and 220 thick wall.
- 2) External cills to be 225mm cement cills set sloping.
- 3) Internal brickwork to be 114mm plaster bricks in single skin in cement mortar.
- 4) All internal walls to receive one coat 15mm cement plaster.
- 5) Build in brickforce to every 8th course of all brickwork
- 6) Internal brickwork to be tied into external brickwork every second brick.

PAINTING:

- 1) All metal windows and door frames are to be painted with one undercoat and one coat of high gloss paint.
- 2) All meranti doors, cornice and quadrant are to be sanded smooth and painted with 2 coats of clear varnish.
- 3) All exposed roof timber is to be treated with carbolineum.
- 4) All internal wall to be stopped, sanded down and painted one coat and under coat and emulsion paint.
- 5) The ceiling to be painted with two coats emulsion paint.

TILING:

- 1) Tile the top and side walls of the sink/zink with (4) four rows of wall tiles.
- 2) Tile the complete brickwork in front of the bath with wall tiles, the front side and back part of the bath, the walls to be tiled with (4) four rows of wall tiles

PLUMBING:

- 1) Supply and install citimetal stainless steel single bowl sink unit size 800 x 460mm.
- 2) Sink unit to be installed with approved brackets onto wall on side of the drainer with the drainer with the side of the bowl recessed into plaster.
- 3) Fit a 15mm galv pipe support to the front of the sink with two 100 x 25mm mild steel flat bar welded to top and bottom of pipe support with one end fitted to under side of sink and other end rawl bolted to floor.
- 4) Supply and install a 15mm chromium plated tap with a 50mm PVC trap including a waste plug and chain.
- 5) Supply and install a 1700mm fibre glass bath with one 15mm chromium plated taps. Bath to be build in with a single skin of brick and coat of cement plaster. Build in an access panel to front wall of bath. Approved filling to be used under bath as bedding for bath.
- 6) Bath to be fitted with a 40mm P trap with one 15mm cold water chromium plated tap including overflow with waste, plug and chain.
- 7) Waste water from sink and bath to be drained into sewer system with 50 mm PVC tubing including all the necessary bends junctions and cleaning eyes.
- 8) The sewer connection from the house to the Municipal sewer connection is to be laid to SABS standards to the correct falls including all the required junctions, bends inspection eyes and rodding eyes all to the satisfaction of the Municipal inspectors.
- 9) A 20mm water supply in SABS PVC water pipe to be connected to sink, bath and toilet including all the required bends, connectors, holderbats and valves in All pipes against the outside walls and internally must be copper pipes.
- 10) Accordance with SABS code of practice to the satisfaction of the Municipal inspectors.
- 11) The connection from the house to the water meter is to be a minimum of 500mm deep and backfilled with approved filling.
- 12) The bathroom to be fitted with bath, toilet pan cistern on alternatively with shower, basin, toilet pans and cistern as indicated on the plan

GLAZING:

- 1) All window frames to be glazed with 4mm clear glass and bathroom with 4mm obscure glass.

ELECTRICITY:

Electrical tubing and wires are to be installed ,tubing to be chased into walls and taken through the ceiling to the different rooms and connected to the main distribution board with necessary breakers ect. Each room to be fitted with a light switch ,light fitting onto ceiling and plug that is 4 rooms and toilet and bathroom.

The main distribution board to be well secured to the wall, after completion of the complete electrical installation, it must be tested by a registered electrician and the necessary certification must be issued for compliance.

