BEAUFORT WEST AFFORDABLE HOUSING SPECIFICATION

Section A: Pre-Construction

1. General

1.1 NHBRC enrolment and compliance with the Home Builders Manual.
1.2 Comply with SANS 10400, National Building Regulations.
1.3 Patented building systems to have Agreement SA certification.
1.4 Install products in accordance with manufacturer specifications.
1.5 Obtain all statutory approvals before construction.

2. House Design

2.1 Construct strictly in accordance with approved architectural and structural drawings.
2.2 Using the Moladi monolithic reinforced concrete building system.

Section B: Foundations and Floor slab.

3. Raft Foundations

3.1 Designed & certified by a Competent Person (Structural) for each house.

4. Plumbing and Electrical to foundations

4.1 All plumbing pipes (including harnesses) to be secured in walls.
4.2 Electrical conduits to rise in walls, no cutting or chasing permitted.

5. Apron Slab

5.1 One-meter wide 80mm thick slab around house.

Section C: Superstructure

6. External Walls

6.1 Moladi 150mm re-enforced concrete walls.
6.2 Off shutter finish.

7. Internal Walls

7.1 Moladi 100 mm re-enforced concrete walls.
7.2 Off shutter finish.

8. Plumbing and Drainage

8.1 Bath 1,7-meter Fiberglass/Acrylic.
8.2 Sink to be stainless steel.
8.3 Toilet pan & hand wash basin (min bowl size 210mm x 330mm) to be porcelain.
8.4 Sinks, basins and baths to be fitted with splash back wall tiles.

9. Windows

9.1 White powder coated Aluminium frames.
9.2 Glass panes shall be in accordance with SANS 10400 N.

10. External Doors and Frames

10.1 Hardwood external door frames.
10.2 Doors shall be of an approved hardwood,

11. Internal Doors and Frames

11.1 Approved internal doorframes.
11.2 Doors to be hollow core Masonite clad.

Section D: Roof Structure

12. Ceilings

12.1 6,4mm Rhino Board.
12.2 4mm Nutec ceiling Board (where required).
12.3 Ceiling Insulation as specified.

13. Roof Structure

13.1 The structure shall be designed by an accredited factory design system.
13.2 Hip to Hip roof design at 20 deg.
13.3 An A19 roof certificate to be issued by the contractor for every house on completion.
13.4 External ends of purlin beams and trusses to be treated with carbolineum.

14. Roof Covering

14.1 Concrete tiles must be laid according to manufacturer's details and specifications.

Section E: Finishing

15. External and Internal Paint finish

15.1 External and Internal walls shall be painted with a certified coating system.
15.2 Wooden doors must be treated with an approved paint sealant.

16. Tiling

16.1 Floor slabs must be finished with ceramic tile.
16.2 Splash back wall tiles around sink basin and bath.

17. Electrical

17.1 Each house to receive standard basic electrical installation comprising a pre-paid meter.
17.2 All houses must be issued with an electrical certificate of compliance on completion.

18. Plumbing

18.1 Water supply to roof for 150-liter solar hot water system, installed by specialist.

19. Basic built-in Kitchen

19.1 Melamine sink cupboard with post formed top.

Section D: External Works

20. Beta Fence

20.1 Easy View fence or similar approved to be installed to manufacturers specification.

21. Vehicle parking

21.1 Diamond shape grass blocks to vehicle tracks.

Notes

1. This document is a framework derived from Standard Specifications and is intended as a working draft for project-specific amendments subject to approved drawings.