

## STANDARD BUILDING REQUIREMENTS LIST - CLASS 10 RETAINING

1. Earthworks, site preparation and excavation shall be in accordance with the BCA Part 3.1, 3.2 and AS2870 with any excavation or filling set back from the boundary or adequately retained (>750mm requires engineer's certification).
2. Any fill placed on site is to comply with BCA Table 3.1.1.1 and where fill is used to support footings or slabs, it is to be placed and compacted in accordance with Part 3.2 and AS2870. The fill shall continue past the edge of the house by at least 1 m and shall be retained or battered beyond this point by a slope protected from erosion and not steeper than two horizontal to one vertical.
3. Where the stability of a future building / structure is reliant on a retaining wall the retaining wall shall be constructed prior to / concurrent with the building / structure.
4. All retaining walls to be installed in accordance with engineer's / manufacturer's specifications and any deviation from the conditions to be confirmed with the engineer eg minimum setback of retaining from existing structures. Clarification as to the suitability of a system for a specific site eg unusual moisture conditions caused by drains or the like, should be sought from the engineer / manufacturer, as required.
5. Sub soil drainage is to be installed where site conditions exist that create a need for subsoil water to be diverted from proposed retaining and this drainage is to be in accordance with BCA Part 3.1.2.4.
6. Concrete and reinforcing to be in accordance with the BCA Part 3.2 and AS3600.
7. Masonry work shall be in accordance with the BCA Part 3.3, AS3700 or AS4773.
8. Stairs to be in accordance with the BCA Part 3.9.1:
  - a. Not more than 18 'risers' in each flight
  - b. Treads to have a non-slip finish / non-skid strip near edge of nosing
  - c. The 'going' of all straight treads shall be consistent throughout the same flight
  - d. Not more than 3 winders in lieu or a quarter landing or 6 winders in a half landing
  - e. 'Riser' and 'going' dimensions to comply with:
    - i. Max. 'riser' (R) 190mm; Min. 'riser' 115mm
    - ii. Max. 'going' (G) 355mm; Min. 'going' 240mm
    - iii. (2R+G) Max. 700mm; Min. 550mm.
9. A landing is required where a doorway opens to a change in level greater than 570mm or three or more steps (minimum size of landing 750mm) in accordance with the BCA Part 3.9.1.



L. Morton

10. A balustrade shall be provided if any level is more than 1m above the surface level below, with a min. height above finished floor level (FFL) of 1m or 865mm above nosing line on stair; the max. 'gap' shall not permit a 125mm sphere to pass through balustrades or open stair treads; in accordance with the BCA Part 3.9.2.
11. Wire balustrades shall comply with construction, tension and deflection requirements of the BCA Part 3.9.2. Documentary evidence may be required e.g. at time of inspection.
12. Where floors are more than 4m above the surface beneath, any horizontal elements within the balustrade / barrier between 150mm and 760mm above the finished floor level shall not facilitate climbing in accordance with the BCA Part 3.9.2.
13. Glazed balustrades shall be in accordance with the BCA Part 3.9.2 and AS1288.

 L. Norton