

## Residential building checklist

Items	NA	Accept Soln	Alt Soln	Waiver /Mod	Comments including endorsements, conditions & requirements
<b>Site Plan</b>					
Distance to boundary					
Retaining walls – backfill, drainage					
Cut to fill					
Contours					
<b>Specific design / outside 3604</b>					
Ground bearing					
Footings					
Walls					
Bracing					
Beams					
Lintels					
Roof Structure					
Fill over 600					
Effluent					
Retaining walls					
<b>Wooden floors</b>					
Foundation size & depth					
Pile spacing					
Anchor plies, location, treatment					
Brace piles, location, treatment					
Ordinary piles, treatment					
Sub floor bracing, fixing & calculations					
Bearer size & fixing					
Joist size					
Joist blocking					
Subfloor enclosed					
Underfloor insulation					
Sub floor ventilation / access					
DPC					
<b>Concrete floors</b>					
Foundations/walls					
Concrete floor					
Hard fill specification					
Fill depth >600mm					
Slab reinforced					
Slab thickness					
Slab thickenings					
Shrinkage control					
Bottom plate fixing					
Suspended concrete flooring					
Slab R value					
DPC type					
<b>Blockwork</b>					
Design					
Reinforcing					
Lintels					
Waterproofing					
<b>Framing</b>					
Timber grade					
Timber treatment wet areas					

Timber treatment walls, roof, decks, parapets					
Stud height, size & spacing					
Lintel sizes & fixing					
Light or heavy roof type					
Truss specifications					
Rafter size/centres/ridge fixing					
Rafter/truss tie down					
Top plate tie down to studs					
Purlin size/spacing/fixing					
Ceiling diaphragm/dragon tie					
Wall bracing calculations					
Wall bracing					
Roof bracing					
Verandah beams					
Posts					
Post to beam fixing					
Post base fixing					
<b>Envelope</b>					
Matrix E2/AS1					
Exterior cladding					
Cavities required					
Brick cavity width					
Specific design/alternative solution					
Wall insulation					
Solid barriers behind weatherboards					
Building wrap - walls					
Manufacturers flashing details					
Joinery flashings, head, sill, jamb details					
Treatment window reveals					
Wall parapet junctions, valley configuration & direction					
Ceiling insulation					
Roof pitch					
Roof parapet junctions					
Hidden services					
<b>Decks/balconies</b>					
Step down to deck					
Drainage & gutters					
Cladding clearance					
Stormwater overflow relief					
Decking material					
Deck weatherproofing barriers					
<b>Heating</b>					
Interior environment					
Free standing fireplace					
Manufacturers instructions					
Inset fire place/zero clearance in timber framed chimneys					
Other fire					
Ventilation of appliances					
<b>Fire safety</b>					
Smoke alarms					
Exits					

Travel distance					
External fire separation					
Internal fire separation					
Fire protection systems					
Smoke control					
<b>Access / safety</b>					
Stairs/rise/going					
Handrails					
Landings					
Disabled access					
Slip resistant surfaces					
Lift required					
Mechanical access systems					
Safety glass					
<b>Personal hygiene</b>					
Location of sanitary fixtures					
Location of handwashing facilities					
Accessible facilities					
Number & type of fixtures					
Wet area shower detail					
Floor treatment					
Shower over bath details					
Service room linings					
Ventilation					
Safety glass					
<b>Laundering</b>					
Location & provision of facilities					
<b>Food preparation</b>					
Appliances & facilities					
WC area separation					
Commercial food preparation					
Ventilation					
<b>Ventilation</b>					
Natural / mechanical					
<b>Noise control</b>					
STC rating – walls					
STC rating – floor/ceiling					
Impact insulation class - floor					
<b>Natural light</b>					
Windows in external walls % glass					
Outside environment awareness					
<b>Artificial light</b>					
Luminance					
Access routes					
Common spaces					
Exits					
<b>Surface water</b>					
Stormwater disposal					
Underground service connection					
Floor height above finished ground					
Hard surface area drainage					
<b>Water supplies</b>					
Supply system					
Backflow prevention					
Underground service connection					
Hot water					

Cold water					
Non-potable water					
Tempering valve					
Plumbing insulation					
<b>Foul water</b>					
Outfall					
AS/NZS 3500					
Pipe size					
Vent location & size					
Gully trap/ORG					
Drains under building inspection					
Wastepipe layout					
Existing drains					
Services connection					
<b>Effluent systems</b>					
Trade waste					
<4000m <sup>2</sup> – engineer design					
<4000m <sup>2</sup> -holding tank					
>4000m <sup>2</sup>					
<b>Pool / spa</b>					
Fencing					
Wastewater					
Backflow					