

**FOR REFERENCE ONLY**

This drawing is representative of the documentation requirements of Schedule 1. The content should not be relied upon as accurate for another building project.

*Any specific manufacturer, product, material or components shown within this set of drawings has been included for example purposes only.*

**Site Information**

Land Title Reference:	.....	(Certificate folio and volume)
Wind Classification:	<b>N3</b>	Site classification to AS 4055-2006
Soil Classification:	<b>N/A</b>	Not applicable for this example. May be required for other Class 10 designs
Climate Zone:	<b>N/A</b>	Unless containing a conditioned space or for snow loading requirements (www.abcb.gov.au map)
BAL Level:	<b>N/A</b>	No areas of bushfire prone vegetation > 1ha within 100m of the building
Alpine Area:	<b>N/A</b>	BCA Figure 3.7.5.2
Corrosion Environment:	<b>N/A</b>	For steel subject to the influence of salt water, breaking surf or heavy industrial areas, refer to BCA section 3.4.2.2 & BCA Table 3.4.4.2. Cladding and fixings to manufacturer's recommendations
Other Hazards:	<b>N/A</b>	High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice or other relevant factors
Floor Area:	<b>48m<sup>2</sup></b>	


**DRAWING SCHEDULE**

- A01 - Cover Page
- A02 - Site Plan
- A03 - Floor Plan, Roof Plan & Elevations
- A04 - Slab Plan, Roof Framing & Bracing Plan, Section & Detail
- A05 - Connection Details

**BP01 - Bushfire Protection Plan**  
*(Provided for reference only - example building is not in a Bushfire-Prone Area)*

Proposed Class 10a garage @:  
**10 Example Street, TASMANIA**

Accredited Building Designer / Architect  
 Designer / Architect name .....  
 Accreditation number .....

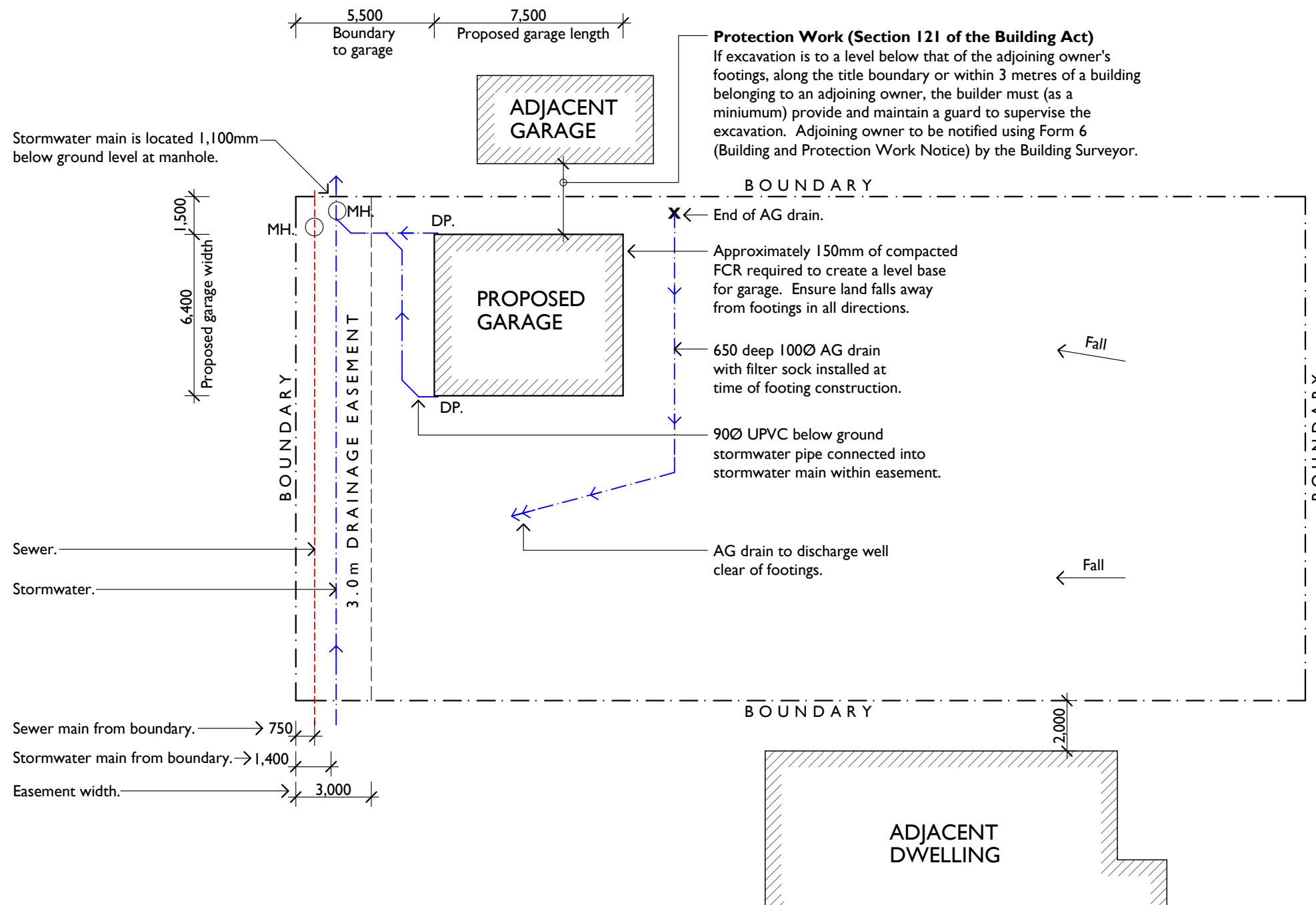
		Accredited Practitioner: Name Address Phone number	 <b>Tasmanian Government</b>	Owner / Client: <b>Building Standards &amp; Occupational Licensing</b> Project: Class 10a (Garage) Example 10 Example Street, TASMANIA	Drawing Title: <b>Cover Page</b>	Date: 01/10/2014	Status: <b>INFORMATION</b>
Rev.	Amendment	Date				Scale: NTS @ A3	Drawing No.: <b>A01</b> (1 of 5)

**FOR REFERENCE ONLY**

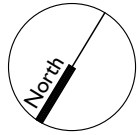

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**LEGEND & NOTES**

MH. Manhole  
DP. Downpipe

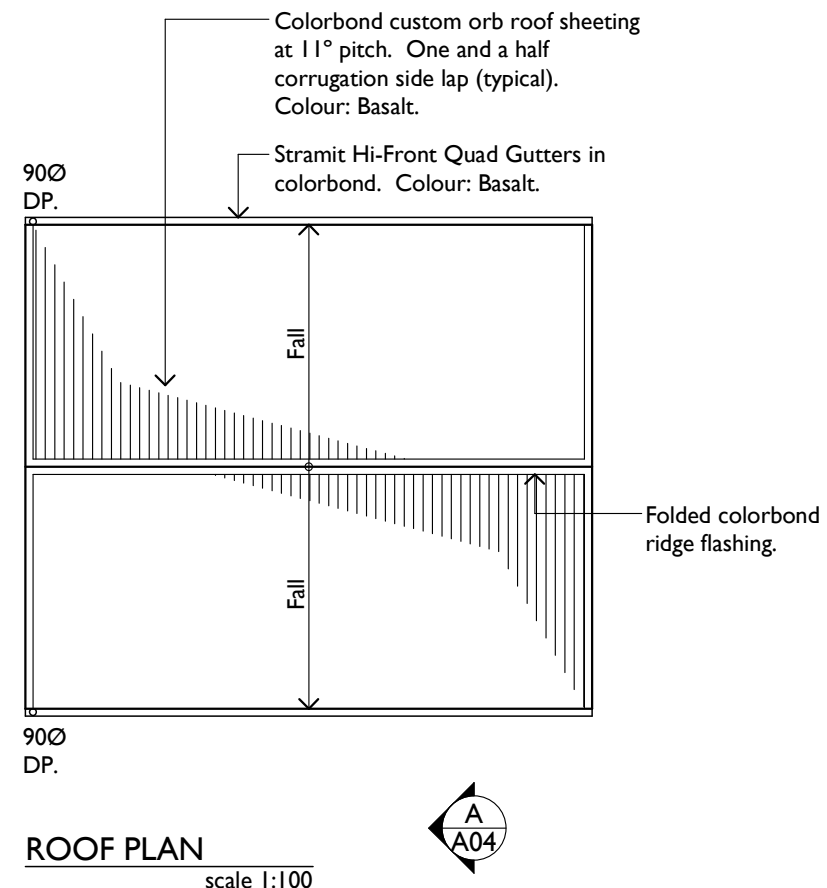
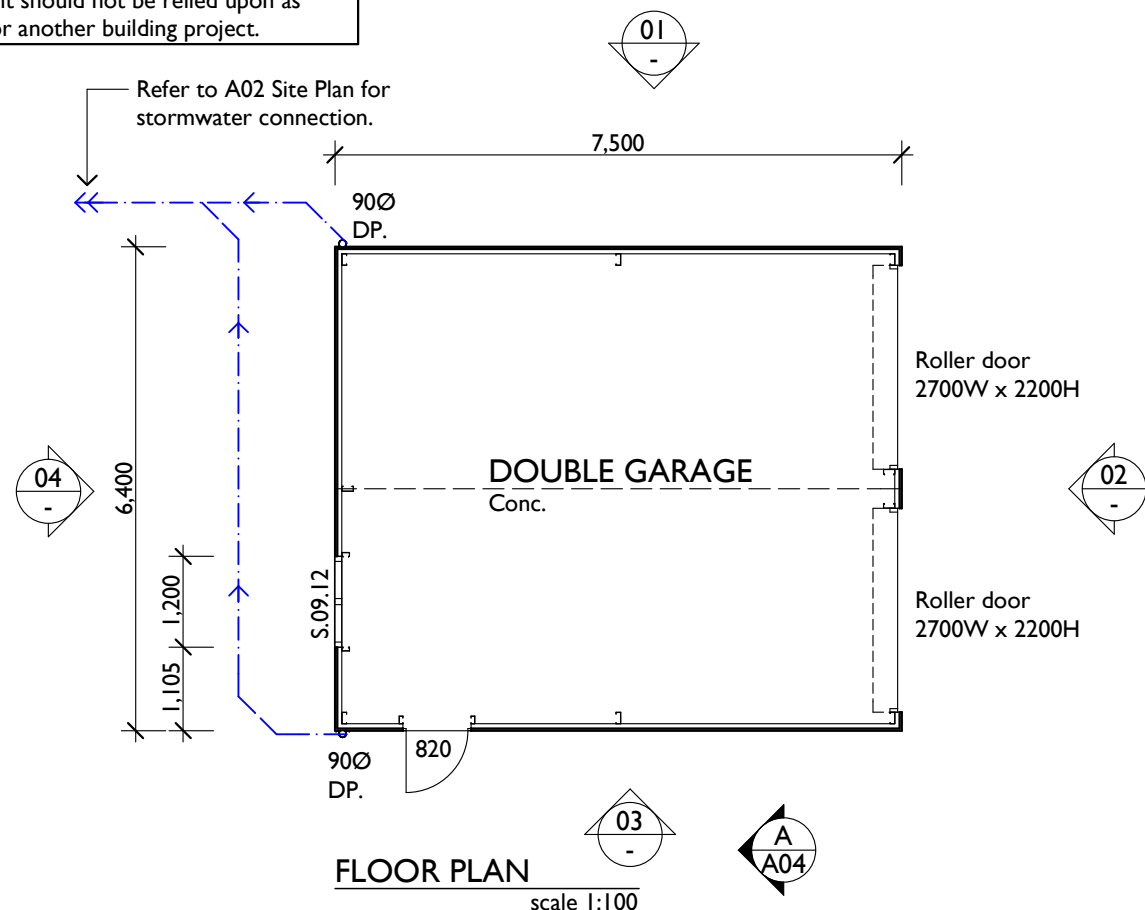


**SITE PLAN**  
scale 1:200

Rev.	Amendment	Date	Accredited Practitioner: Name Address Phone number	 	Owner / Client: <b>Building Standards &amp; Occupational Licensing</b> Project: <b>Class 10a (Garage) Example</b> 10 Example Street, TASMANIA	Drawing Title: <b>Site Plan</b>	Date: 01/10/2014	Status: INFORMATION
							Scale: 1:200 @ A3	Drawing No.: <b>A02</b> (2 of 5)

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**LEGEND & NOTES**

Conc. Concrete floor finish

DP. Downpipe

**Roof Cladding Fixing**

Colorbond custom orb roof sheeting crest fixed at every second crest with 12-14 x 50mm Metal Tekes. Colour: Basalt.

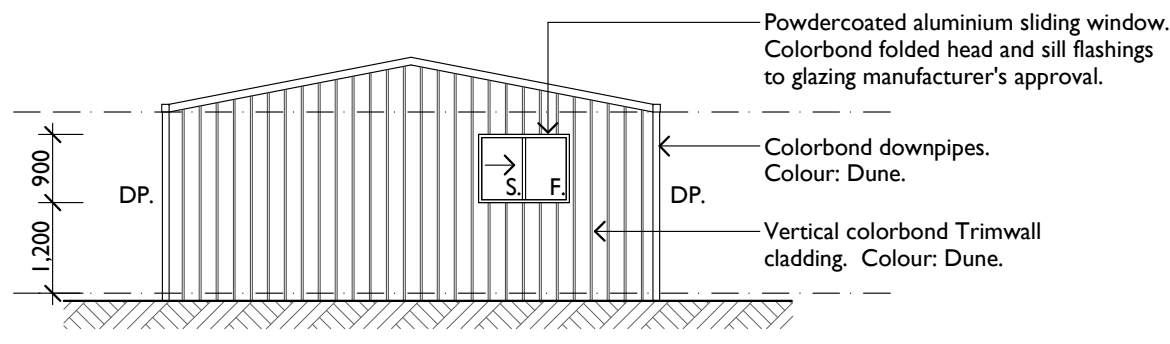
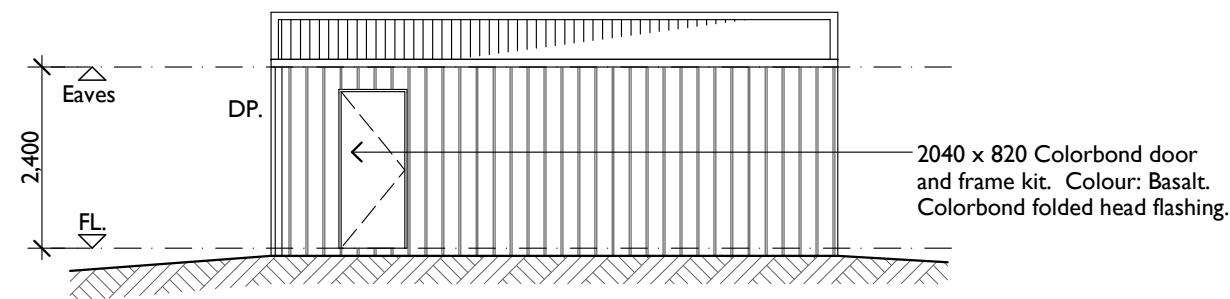
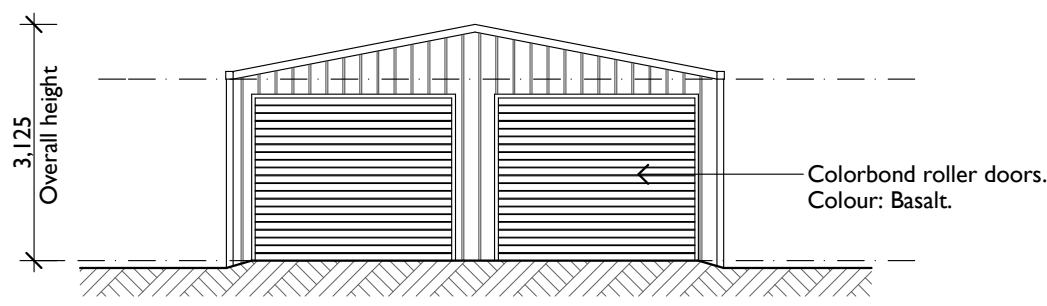
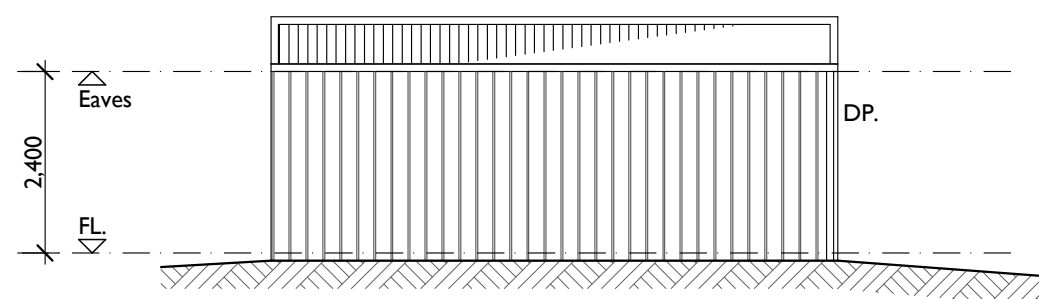
**Wall Cladding Fixing**


Colorbond Trimwall wall cladding pan fixed in every bay with side lap fasteners to crests as per Lysaght installation details. Fix with 10-16 x 16mm Metal Tekes. Colour: Dune.

Roof and wall cladding installed to comply with AS1562 and manufacturer's instructions.

**Window / Glazing**

- Single glazed 5mm toughened glass sliding window  
- 900H x 1200H, sill @ 900 AFL.  
- Powdercoated aluminium frame. Colour: Basalt.

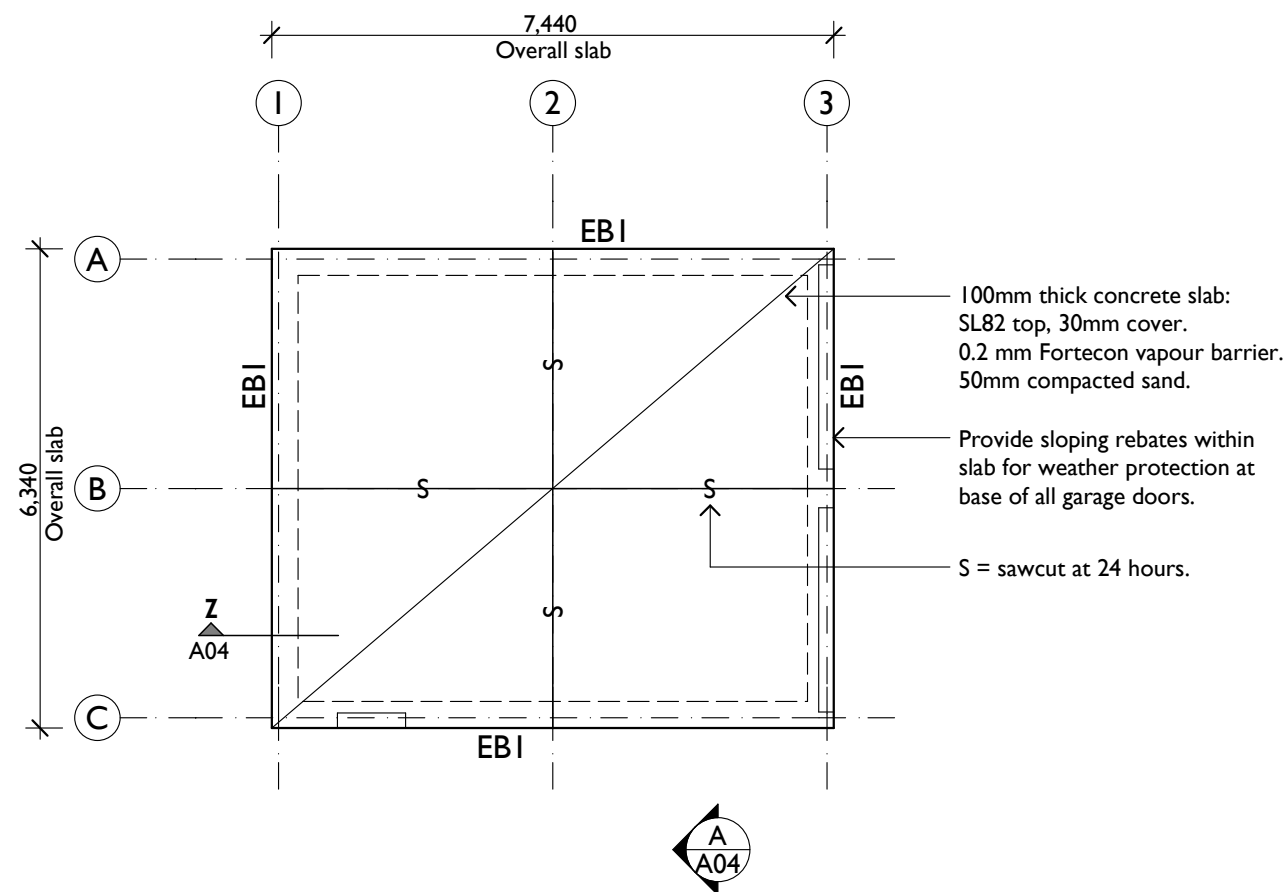


Rev.	Amendment	Date	Accredited Practitioner: Name Address Phone number	 Tasmanian Government	Owner / Client: Building Standards & Occupational Licensing Project: Class 10a (Garage) Example 10 Example Street, TASMANIA	Drawing Title: <b>Floor Plan, Roof Plan &amp; Elevations</b>	Date: 01/10/2014	Status: INFORMATION	
							Scale: 1:100 @ A3	Drawing No.: <b>A03</b> (3 of 5)	Rev -

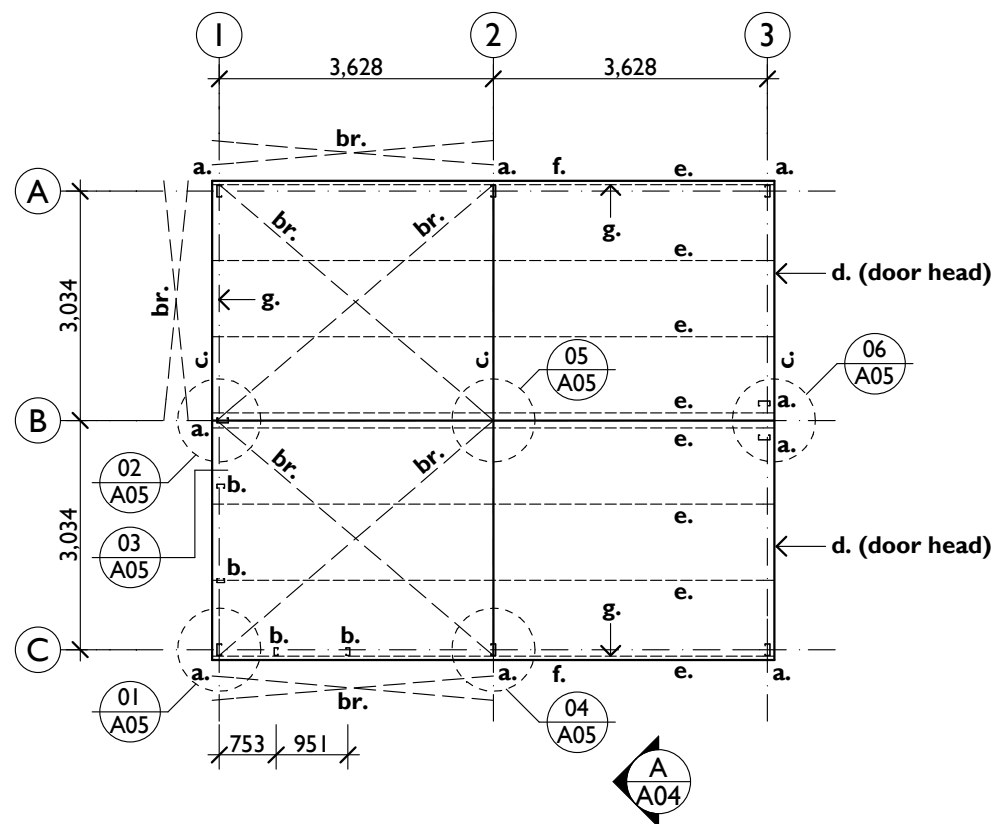
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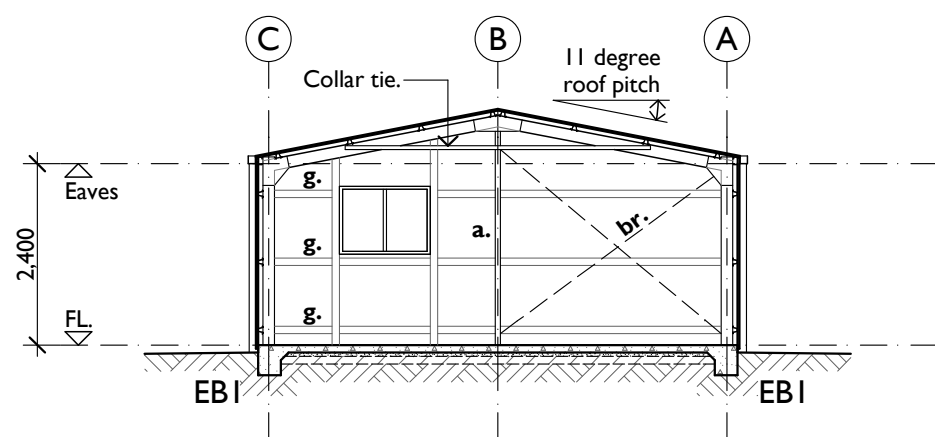
**For pre-fabricated steel buildings this drawing is often provided by the supplier, in which case there is no requirement for the Designer to reproduce the information.**



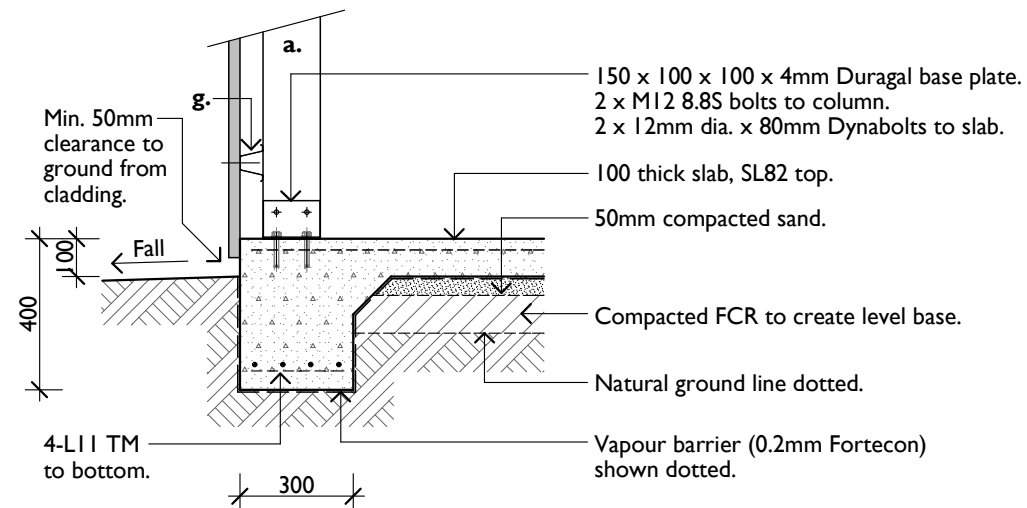
**SLAB PLAN**  
scale 1:100



**ROOF FRAMING & BRACING PLAN**  
scale 1:100



**SECTION A**  
scale 1:100



**Z EDGE BEAM DETAIL**  
scale 1:20

**LEGEND & NOTES**

**Slab / Footings**

EBI Edge beam I (as per detail Z)  
Founding depth: 400mm  
Founding material: Dense sand  
**ASSUMED TO BE CLASS 'M'**  
(If soil conditions are not as above an alternative footing / slab design from an Engineer is required)

Footings shall be founded on approved material having a bearing capacity of 100kPA.

Concrete slump: 50mm  
Concrete strength: 25MPa  
Aggregate size: 20mm nominal  
Finish: Steel trowel

All concrete shall be cured for 7 days. The Engineer's approval of the proposed method of curing shall be obtained before pouring.

**Framing and Bracing**

Roof pitch: 11°  
Eaves height: 2400mm

- a. C150 12 column
- b. C100 12 column
- c. C150 12 portal rafter with 50 x 50 x 2.5 collar tie
- d. C100 10 door head
- e. TS6175 roof battens @ 1200 max. crs. 600mm overlap at central portal with 2 - #14 Tek screws at either end.
- f. C100 15 fascia purlin
- g. TS6175 side wall battens @ 900 crs 600mm overlap at central column with 2 - #14 Tek screws at either end.
- br. 30 x 1.0 tensioned galv. strap fixed to each member with 14 x 25 phat screws

**Structural Steel**


All steel to comply with AS 4100 Steel Structures and AS/NZS 4600 Cold-Formed Steel Structures. Steel framing to be manufactured from Hi-tensile hot dip zinc coated steel conforming to AS 1397 and installed as per manufacturer's instructions.

**Hi-tensile Bolts**

Bolts, nuts and washers shall comply with AS 1252. 8.8/S bolts installed to comply with AS 1511 and tensioned to produce the following shank tensions:  
M12 - 50kN  
M16 - 90kN

**Self-Drilling Screws**

Must comply with AS 3566.

Rev.	Amendment	Date	Accredited Practitioner: Name Address Phone number	 Tasmanian Government	Owner / Client: Building Standards & Occupational Licensing Project: Class 10a (Garage) Example 10 Example Street, TASMANIA	Drawing Title: <b>Slab Plan, Roof Framing &amp; Bracing Plan, Section &amp; Detail</b>	Date: 01/10/2014	Status: INFORMATION
					Scale: 1:100, 1:20 @ A3		Drawing No.: <b>A04</b> (4 of 5)	
							Rev -	

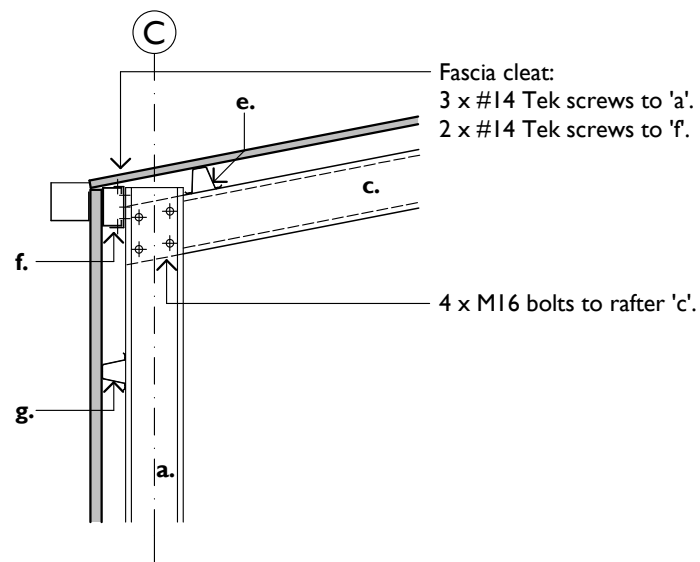
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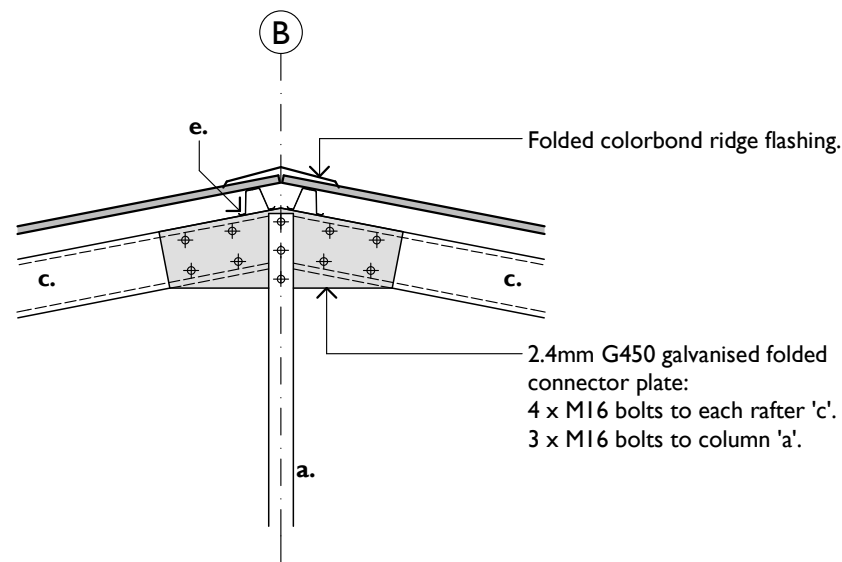
**LEGEND & NOTES**

- a. C150 12 column
- b. C100 12 column
- c. C150 12 portal rafter with 50 x 50 x 2.5 collar tie
- d. C100 10 door head
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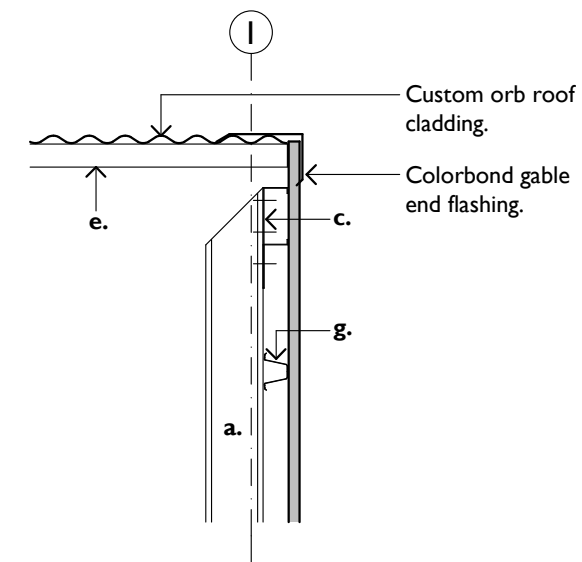
**01 PORTAL FRAME END BAY EAVE DETAIL**

scale 1:20



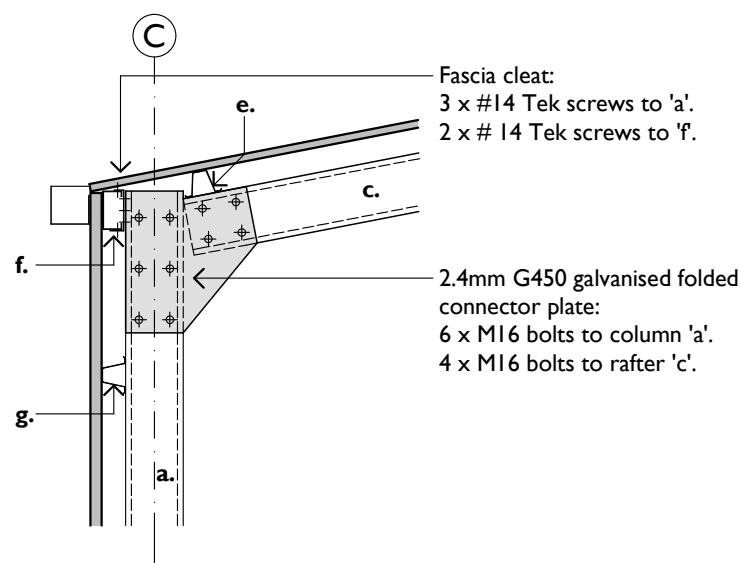
**02 PORTAL FRAME END BAY RIDGE DETAIL**

scale 1:20



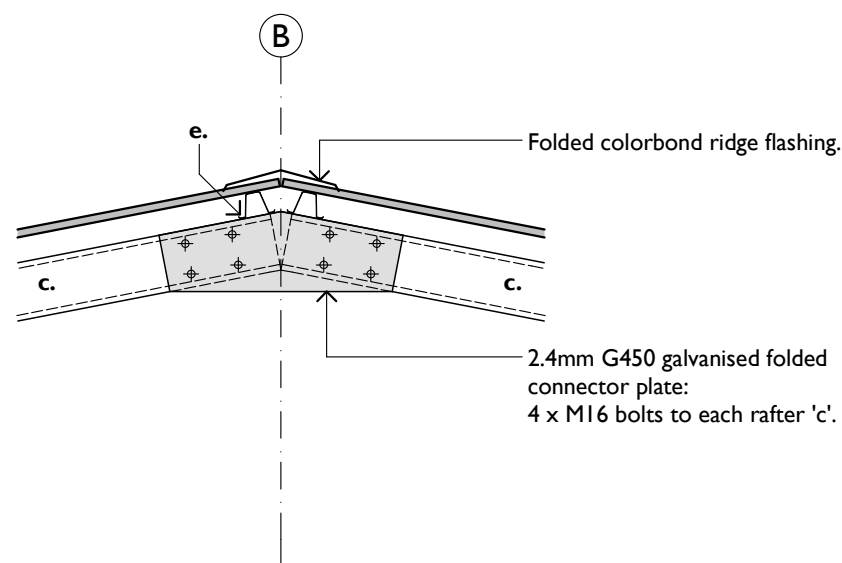
**03 GABLE END RIDGE DETAIL**

scale 1:20



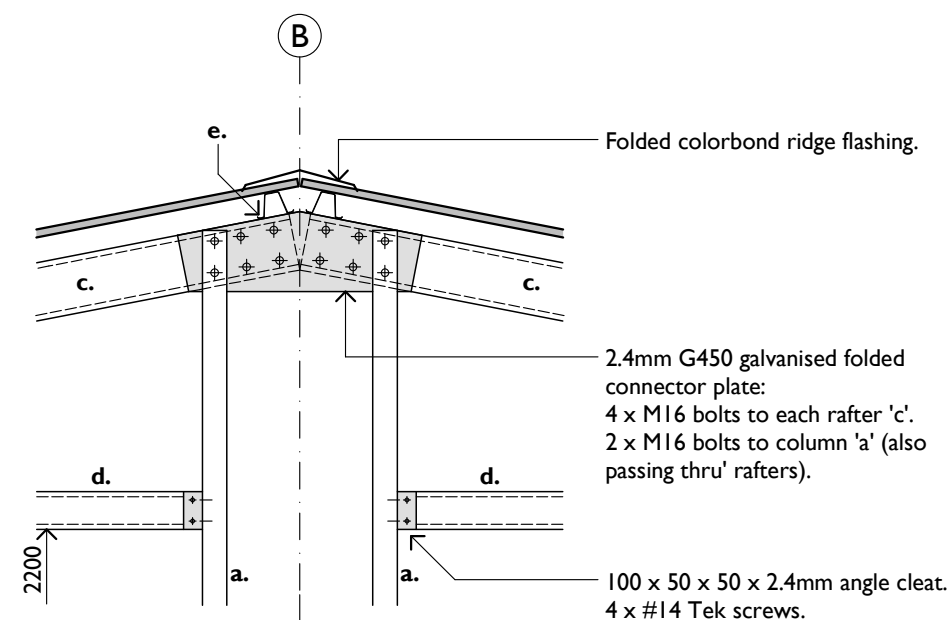
**04 PORTAL FRAME EAVE DETAIL**

scale 1:20




**05 PORTAL FRAME RIDGE DETAIL**

scale 1:20



**06 PORTAL FRAME END BAY DOOR HEAD DETAIL**

scale 1:20

Accredited Practitioner:		 <p>Tasmanian Government</p>	Owner / Client:	Drawing Title: <b>Connection Details</b>	Date:	Status: <b>INFORMATION</b>
Name			Building Standards & Occupational Licensing		01/10/2014	
Address			Project:		Scale:	
Phone number			Class 10a (Garage) Example 10 Example Street, TASMANIA		1:20 @ A3	
Rev.	Amendment	Date			Drawing No.: <b>A05</b> (5 of 5)	
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**FOR REFERENCE ONLY**

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*This drawing has been included as an example of how to present the relevant AS 3959 requirements for a BAL-29 building. Note that the example garage is not deemed to be within a Bushfire-Prone area, and as such the information on this drawing has not been applied to drawings A01 through A05.*

**Additional information required for a Building Application:**

1. BAL Assessment / Report by an Accredited Bushfire Assessor.

2. Bushfire Hazard Management Plan prepared by an Accredited Bushfire Assessor.

Alternatively (for Building Applications only) a competent Designer / Architect may complete their own BAL Assessment and BHMP using the 'Bushfire Attack Level Assessment Report' as published by the Australian Institute of Building Surveyors.

Access and Water provisions are not required for a Class 10 building.

For current information and further details on the above, refer to Department of Justice website: [http://www.justice.tas.gov.au/buildingregulation/building\\_in\\_hazardous/bushfire-prone\\_areas](http://www.justice.tas.gov.au/buildingregulation/building_in_hazardous/bushfire-prone_areas)

**BUSHFIRE RELATED NOTES (BAL-29)**

To comply with Section 7 of AS3959-2009. Including, but not limited to the following:

**Joints**

All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3mm.

**Vents**

Vents in external walls shall be screened with aluminium mesh with a maximum aperture of 2mm, except where the vents have an aperture less than 3mm.

**Windows / Glazing**

Window frame and supporting frame shall be powdercoated aluminium with toughened glass minimum 5mm thickness. Openable portions of windows to be screened internally or externally with screens as described below.

**Screens for Windows**

Aluminium screens within powdercoated aluminium frames must have a maximum aperture of 2mm. Gaps between the perimeter of the screen assembly and the window frame shall not exceed 3mm.

**Roof**

Roof sheeting to be colorbond (ie. non-combustible). The roof / wall junction shall be sealed between the top of the wall and underside of the roof, to prevent openings greater than 3mm.

Roof ventilation openings, such as gable and roof vents, shall be fitted with aluminium ember guards with a maximum aperture of 2mm.

Sheet roof to be fully sarked. The sarking shall:

- a) be located on top of the roof framing, except that the roof battens may be fixed above the sarking;
- b) cover the entire roof area including ridges and hips; and
- c) extend into the gutters.

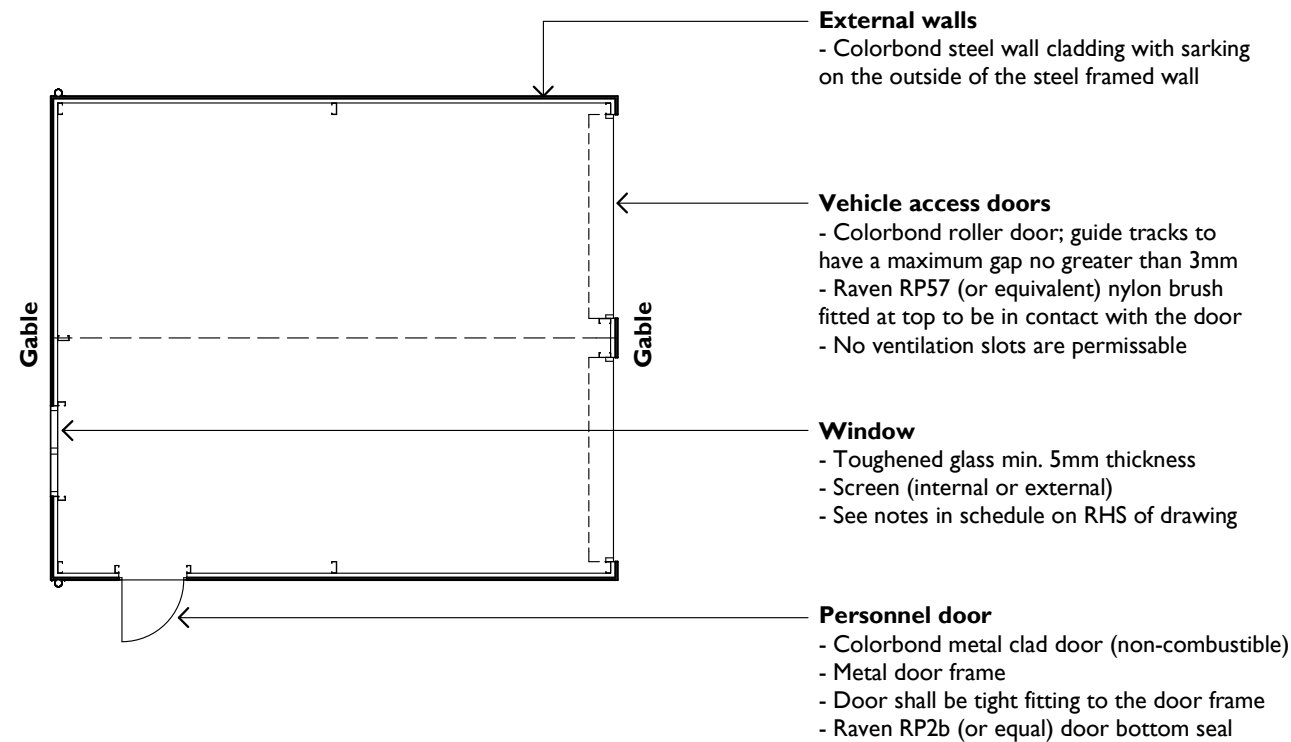
Any gaps greater than 3mm (such as under corrugations or ribs of sheet roofing and between roof components) sealed at the fascia or wall line and at hips and ridges by -

- (i) aluminium mesh with maximum aperture of 2mm; or
- (ii) mineral wool; or
- (iii) other non-combustible material; or
- (iv) a combination of any of the above items.


**Roof Penetrations**

Roof penetrations, including roof ventilators, aerials, and supports for solar collectors shall be adequately sealed at the roof to prevent gaps greater than 3mm. The material used for sealing shall be non-combustible.

Openings in roof ventilators or vent pipes shall be fitted with aluminium ember guards with a maximum aperture of 2mm.



**BUSHFIRE PROTECTION PLAN**  
scale 1:100

		Accredited Practitioner:		Owner / Client:	Drawing Title:	Date:	Status:
		Name		Building Standards & Occupational Licensing	<b>Bushfire Protection Plan</b>	01/10/2014	INFORMATION
		Address		Project:	<b>BAL-29 Construction</b>	Scale:	Drawing No.:
		Phone number		Class 10a (Garage) Example		1:100 @ A3	<b>BP01</b>
Rev.	Amendment	Date		10 Example Street, TASMANIA			Rev
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