

P. FINISHES

P1. ENVIRONMENTAL MANAGEMENT

Refer to the approved Environmental Management Plan submitted in accordance with the requirements of Section 6, ENVIRONMENTAL MANAGEMENT, and ensure the mitigation and waste management processes to counter any environmental impact are established and in place.

All materials intended for use in this project shall, as applicable, conform to the requirements of Section 6, ENVIRONMENTAL MANAGEMENT, Part 7 "SELECTION AND SUPPLY OF PRODUCTS AND MATERIALS".

Particular attention is drawn to the requirements for all painting materials to conform Part EM3 "CRITERIA FOR SEALANTS, CAULKING AND ADHESIVES" including site control, reuse and proper 'disposal of any residue'.

P2. GENERAL

P2.1 STANDARDS

All materials and workmanship shall comply with the relevant Australian Standards and Codes and, in particular, the following except where more stringent and/or additional requirements are nominated in this specification.

Floor Finishes and Tiling

AS 1385	Textile floor coverings, metric units and commercial tolerances for measurement
AS 1884	Floor coverings, resilient sheet and tiles laying and maintenance practices
AS 2001	Methods of test for textiles
AS 2119	Methods of sampling and cutting specimens of textile floor coverings for testing
AS 3553	Adhesives for floor and wall applications
AS 2455.1 / 2	Textile floor coverings, laying practice
AS / NZS 3661.1	Slip resistance of pedestrian surfaces

Wall and Ceiling Systems, Linings and Finishes

AS 1397	Steel sheet and strip, hot dipped zinc-coated or aluminium/zinc coated
AS 1672	Building limes
AS 2461	Mineral wool thermal insulation, loose fill
AS / NZS 2588	Gypsum plasterboard
AS / NZS 2589	Application and finishing of gypsum plasterboard in residential and light commercial construction
AS 2590	Glass fibre reinforced gypsum plasterboard
AS 2591	Erection and fixing of glass fibre reinforced gypsum products
AS 2592	Gypsum plaster for building purposes
AS 2627	Thermal insulation of dwellings
AS 2785	Suspended ceilings - Design and Installation
AS 2908	Cellulose cement products
AS / NZS 2924	High pressure decorative laminates
AS 3623	Metal framing – domestic construction
AS 3742	Mineral wool thermal insulation
AS 3972	Portland and blended cement
AS CA27	Codes for internal plastering on solid backgrounds

P2.2 SPECIALIST SUBCONTRACTORS

Install finishes and coverings using competent specialist subcontractors who are skilled in the relevant types of work required and, where applicable, are familiar with the manufacturer's recommendations and instructions for fitting, installation and finishing the specified materials.

P2.3 WORKS OF OTHER TRADES

Co-ordinate the works of all trades and ensure that all services outlets, penetrations, fixtures, fittings, etc., are installed in correct sequence to avoid damage or defacement of coverings and finishes.

P2.4 EXTENT

As indicated on the drawings and / or the Finishes Schedule and as required to satisfactorily complete the respective areas of the Works.

P2.5 MATERIALS

Except where otherwise noted in the documents and/or approved by the Superintendent, all materials used shall be new, of the best quality and free from damage, defacement and manufacturing defects.

Where Standards Australia Specifications describe and define the standards required for specific materials, the materials used shall conform with all applicable requirements of the relevant standard specifications.

Where Australian Standards have not been produced to describe materials required to be used the relevant British Standard Specifications will be accepted to define the requirements for applicable materials.

P2.6 WORKMANSHIP

Ensure that the base surfaces are properly prepared and that the materials are used correctly.

Where Australian Standards or other approved Codes of Practice are applicable, the workmanship and procedures described by the relevant Codes shall be regarded as the minimum standard acceptable except where this specification requires higher standards.

The installation of proprietary manufactured materials shall also comply with the relevant manufacturer's recommendations and instructions.

P2.7 PROTECTION

After completion of installation, fully protect all coverings and finishes against damage and defacement due to any cause until the date of Practical Completion of the Contract.

Provide suitable temporary covers and / or barriers where necessary, maintain effectively while the coverings and finishes are at risk, and remove when protection is no longer required.

Coverings and finishes which get damaged or defaced or stained at any time before the date of Practical Completion may be rejected in whole or in part. Remove rejected work and supply and install new material and be responsible for all costs involved.

P2.8 MAINTENANCE INSTRUCTIONS

Before the date of Practical Completion obtain from the various manufacturers, subcontractors and suppliers, comprehensive descriptions of the various proprietary items or installations, with recommendations for maintenance of the various finishing materials and applications.

P3. FLOOR FINISHES AND COVERINGS

P3.1 SLIP RESISTANCE

All finished floor surfaces shall comply with the friction coefficients required by AS / NZS 3661.1 - 1995 Slip resistance of pedestrian surfaces and AS / NZS 4586 - 1999 Slip resistance classification of new pedestrian surface materials.

P3.2 SHEET LINOLEUM FLOORING – FF.01

Extent

Lay sheet flooring in areas noted in the Finishes Schedule and/or where shown on the drawings excluding in all Shower Rooms.

Extend flooring under impervious wall linings preparatory to forming sealed joints as specified and extend similarly under cupboard kick-boards. Fully sheet all areas where cupboards are noted for future fit-out installation. Allow for skirting to be fitted at plasterboard linings.

Standards

The manufacture and installation of sheet linoleum shall comply with the European Standard EN 548 and material shall be certified as satisfying performance requirement CP4 of the BCA.

Adhesives used must be solvent free and comply with AS 3553 Adhesives for floor and wall applications.

Sheet Linoleum

Sheet linoleum shall be of natural raw materials, non-flammable construction, high indentation recovery, with static charge less than 2kV and of type and colour selected from the manufacturer's standard colour range. Sheet linoleum shall be "Marmoleum" sheet vinyl manufactured by Forbo Krommenie.

Refer to Schedule of Finishes and Colour Schedule for selected colours.

Sheet shall be 2.5mm thick minimum supplied in single lengths for each floor area, of type suitable for heat welding of joints and with protective ETC pre-coating.

Adhesive

Adhesive shall be flexible, acid alkali, alcohol and waterproof type as recommended by the flooring manufacturer for the particular purpose intended. Asphaltic based adhesives will not be permitted.

P3.2 SHEET LINOLEUM FLOORING – FF.01 (Continued)

Substrate Preparation

Thoroughly clean substrate. Lay flooring on a base which is dry, smooth and free of dirt, grease, oily residue and all loose material.

Build up and/or make good concrete surfaces which are unlevel, scored or otherwise damaged using a non-shrinking, trowel-on underlay designed for featheredge applications. Grind high spots where necessary to achieve a satisfactory surface. Defective sub-floor surfaces are not to be expressed through the finished floor.

Installation

Set out sheets to give the minimum number of joints. Run sheet joints parallel with the long sides of floor areas. On each floor, pattern if scheduled will be laid in one direction only.

Scribe neatly up to returns, edges, fixtures, and the like. Finish under adjoining surfaces ready for sealed perimeter joint.

Place flooring with adhesive cement in strict compliance with the flooring manufacturer's recommendation. Butt joints tightly to and scribe as necessary around obstructions to produce neat joints, laid tight, even and in straight, parallel lines. Extend flooring under toe spaces and into door reveals.

Joints

Linoleum sheets, unless otherwise specified, shall have all joints heat welded.

After fixing, groove the seams with a grooving tool and weld the joints with matching filler rod and hot air welding gun. When the weld rod has cooled, trim off flush.

Ensure complete adhesion of flooring by use of a multi-wheeled roller as recommended by the manufacturer. Lay flooring from centre marks established with principal walls, discounting minor off-sets so that flooring at opposite edges of the room is of equal width. Adjust as necessary to avoid use of cut widths less than 500mm at room perimeters.

Spread adhesive fully to the substrate to prevent open cracks, voids, raising and puckering at joints, telegraphing of adhesive spreader marks through flooring or other surface imperfections.

Perimeter junction of all areas shall be fully sealed with approved silicon sealant conforming to Clause P1, coloured to selection.

Cleaning

Keep the surface clean as the work proceeds. Do not remove the ETC pre-coating. Clean the finished surface by appropriate methods, as recommended by the flooring manufacturer. Prior to handover carry out the required buffing and polishing or mopping and leave the finished surface clean on completion.

Protection and Reinstatement

Keep traffic off finished work until bonding has set or for 24 hours after laying, whichever period is the longer. Do not allow water in contact with the finish for 7 days. Leave the finish undamaged on completion.

P3.2 SHEET LINOLEUM FLOORING – FF.01 (Continued)

Repair or replace any faulty or damaged work. If the work cannot be repaired satisfactorily, replace the whole area affected.

'Wet Area' Coating

All Changing Rooms and similar which include sanitary fixtures, shall receive a three (3) coat final application in-situ of water based polyurethane of a type approved and recommended by the linoleum flooring manufacturer. The coating shall be clear, without affecting the appearance of the sheeting in any way and shall not diminish the anti-slip rating of the flooring.

Warranty

Furnish a written warranty as specified which warrants the linoleum flooring against defects in materials, workmanship and performance for a period of not less than five (5) years from the date of Practical Completion of Contract.

P3.3 RUBBER-CORK FLOORING – FF.02**Extent**

Lay sheet-panel flooring in all Shower Rooms noted in the Finishes Schedule. Extend flooring under impervious wall linings preparatory to forming sealed joints as specified.

Standards

Substrates must comply with the requirements of AS 1262. Installation must conform to AS 1884. Non-slip characteristics must comply with AS / NZS 3661.1.

Sheeting

Panels shall be manufactured of blended cork and rubber in sizes 1800 x 900 x 3.00mm thick. Material shall be "Comcork Low Profile" flooring with shallow raise stud non-slip surface, in colour as scheduled – as supplied by Automotive Components Ltd (ACL).

Adhesive

Lay panels in adhesive as recommended by the manufacturer of a type which has low VOC emission.

Substrate

Ensure the waterproofing membrane in the 'Wet' areas is of a standard acceptable to the sheeting installer and rectify as required.

Installation

Installer must be thoroughly experienced with laying this material and must follow all manufacturer's instructions. Set panels out in staggered, ashlar pattern with tight butt joints avoiding peaking.

Roll flooring to remove trapped air and wipe away excess adhesive and before it cures and sets – otherwise replace sheet.

P3.3 RUBBER-CORK FLOORING – FF.02 (Continued)**Joints**

All joints shall be 'cold' welded to produce an impervious join between sheets.

Perimeter junction of all areas shall be fully sealed with approved silicon sealant conforming to Clause P1, coloured to selection.

Floor Finish

Leave flooring without surface dressing or sealer to retain maximum anti-slip characteristic.

Clean thoroughly to leave a first class watertight surface.

P3.4 CARPET TILE – FF.03

Floor covering held for Fit-out Stage.

P3.5 BASALT PAVING TILE – FF.04

Refer to CIVIL Engineering documents.

P3.6 PRECAST PAVING TILE – FF.05, FF.06, FF.07

Refer to Section N – ROOFING.

P3.7 CONCRETE FLOOR SEALER – FF.08

Where noted in the Finishes Schedule seal the concrete floor with "Dura-Floor HP" pigmented non-slip solventless epoxy floor coating and sealer manufactured by Parbury Technologies.

All surfaces must be thoroughly clean and oil free, structurally sound and dry. Laitance must be first removed from the concrete to be coated. All concrete surfaces should be cleaned using an approved etching and cleaning compound.

Apply not less than two (2) coats of floor sealer of selected colour by brush or roller at a coverage rate of 5 to 7 square metres per kilogram per coat.

Ensure the first coat is completely dry before applying the next coat.

Incorporate approved medium grit at approximately ½ Kg. grit / m² to provide non-slip finish to approval.

P3.8 GLASS PAVEMENT BLOCKS – FF.09

Refer to Section M – GLAZING.

P3.9 STRIP TIMBER FLOORING – FF.10

Refer to Section J – CARPENTRY.

P3.10 GLASS PLANK FLOORING – FF.11

Refer to Section M – GLAZING.

P3.11 RUBBER TILES AND NOSINGS – FF.12

Rubber tile mats with anti-slip raised surface studs shall be installed to stair landings and treads where indicated in the Schedules.

Tiles shall be as supplied by Kinetics Flooring Australia "Type Konvex KI" in selected colour with anti-slip rating of R9 in accordance with DIN Standard 51130.

Tiles shall be total thickness of 4.0mm, laid in adhesive conforming to Clause P1, with all studs accurately lined up both ways.

Cut tiles accurately to form stair treads with constant matching of stud positions to each tread.

Rubber nosing section shall be as supplied by Kinetics Flooring Australia "Type Konvex KI-S" separate from the stud tiles both physically and in colour to emphasise tread nosing edges.

Lay nosings as for tiles butted tightly to each other.

Remove any excess adhesive immediately, before setting, ensure all surfaces are thoroughly clean at completion.

P3.12 TACTILE INDICATORS – FF.13

Locate individual indicator buttons where noted on the drawings and where required by AS / NZS 1482, laid in compliance with AS 1884.

Indicators shall be of "DTAC Pty Ltd" manufacture in 316 grade stainless steel, type AF – S/S, installed to manufacturer's recommendations.

Set buttons onto base substrate in adhesive which is compliant with the criteria required under Clause P1 and is recommended by the indicator manufacturer.

Set out the buttons at the density required by the AS Standard in absolute straight rows in both directions.

Warranty

Provide a warranty in the name of the Principal against any defects in materials and workmanship for a minimum period of seven (7) years from the date of Practical Completion.

P3.13 SHOWER ROOM WATERPROOFING

All rooms containing showers shall have the whole plan area of each room sealed with an approved waterproof membrane system in accordance with AS 3740 – Waterproofing.

The system shall be equal to Building Plastics "Acrylic Wet-Area Membrane" and shall consist of:

- Water based primer to seal porous surfaces and promote higher bond strength between membrane and substrate.
- Flexible water based acrylic polymer topcoat applied in a minimum of 2 coats depending on adequacy of coverage.
- Fibreglass mat reinforcement embedded into the top coat while wet.
- The membrane turned up a minimum 100mm against surrounding wall substrates and flashed at vertical wall corners in the immediate shower zone to a height of 1800mm, in accordance with AS 3740.

P3.13 SHOWER ROOM WATERPROOFING (Continued)

The concrete substrate floors must have adequate fall to shower wastes and the wastes fitted with membrane flanges to accept the membrane turned down into the waste, with surface grate above.

Make sure the substrate surfaces are thoroughly clean and free of all contaminants that would be detrimental to the proper adhesion of the membrane.

The membrane system shall be applied by an approved applicator recommended by the membrane manufacturer and in strict accordance with the manufacturer's instructions.

When completed, the membrane shall provide a total waterproof barrier to the floors of the shower rooms.

Leave all surfaces ready to accept the further impervious floor and wall linings scheduled.

Warranty

Provide a warranty in the name of the Principal against any defect in materials and workmanship for a period of 5 years from the date of Practical Completion.

P4. WALL FINISHES AND LININGS**P4.1 PLASTERBOARD WALL LININGS****Material**

Plasterboard for wall linings shall be of Boral Industries manufacture, free from cracks, surface blemishes and other defect and with recessed edges for flush jointing, conforming to AS / NZS 2588.

Unless otherwise indicated, plasterboard shall be 13mm thick regular type and in as large sheets as practicable to complete the linings with the minimum number of joints.

If noted on the drawings linings shall be Boral "Soundstop" 13mm thick high density plasterboard with recessed edges for flush jointing.

Refer to drawings and schedule for types and locations.

Installation

Install all plasterboard and accessories in accordance with AS / AZS 2589.1.

Cut plasterboard to required shapes and sizes and fix to stud framing, concrete or masonry walls as applicable strictly in accordance with the plasterboard manufacturer's recommendations and instructions. All plasterboard sheets shall be laid horizontally unless otherwise approved by the plasterboard manufacturer. Sheets fixed to metal furring shall be laid vertically.

Take particular care to ensure that all finished surfaces are true to plane without distortions and free from damage and blemishes.

Fix plasterboard to concrete masonry surfaces where noted and secure to metal furring channels with all edges of plasterboard fully supported.

P4.1 PLASTERBOARD WALL LININGS (Continued)

Where noted fix linings to Boral Resilient Mounts and Anchor Clips.

Flush up joints and fixing locations with jointing system in accordance with the manufacturer's directions.

Where wall type requires facings to be constructed with multiple layers of plasterboard, all joints shall be staggered and fully scrimmed.

At external corners install 32 x 32mm metal corner bead for the full height and neatly flush over with stopping plaster.

At exposed edges of plasterboard and at abutments to other materials use metal stopping bead of correct size. Casing beads which show a metal flange on face will not be accepted.

Form control joints to manufacturer's requirements and obtain Superintendent's approval of type and location before installation. Trim around beams, ducts and services and seal junction with plaster scrim.

Skirting

At base edge keep plasterboard 10mm clear of floor and finish (after painting) with Trespa skirting – refer Section J CARPENTRY.

Fixing

Install plasterboard to the framing substrates as follows:

- To general 'non-wet' areas:
Apply acrylic stud adhesive in conjunction with screw fastenings in the ratios and spacings required by the manufacturer for the varying locations.

Surface Finish

Provide the following levels of finish to the plasterboard surfaces as defined in AS / NZS 2589.1:-

- Occupied areas including passages - Level 5
- Concealed non-critical areas - Level 2
- Secondary occupied areas stores, maintenance rooms - Level 3

For Level 5 surfaces, jointing compounds shall be sanded smooth, free of tool marks. Apply plasterboard sealer coat and finally a thin finish skim coating by airless spray over the whole area to remove differential surface textures and porosity.

P4.2 METAL STUD FRAMING FOR INTERNAL PARTITIONS

Construct metal framed wall where indicated manufactured and installed in accordance with AS 1397, AS 1538 or AS / NZS 4600 as applicable.

P4.2 METAL STUD FRAMING FOR INTERNAL PARTITIONS (Continued)**Studs**

Generally non-load bearing type roll formed heavy gauge studs 1.15mm thick galvanised steel to standard "lipped channel" shape, with flange knurled to prevent screw slippage. For services installation, webs of studs shall be punched out to form opening at bottom and openings at 600mm centres for full length. Locate studs at 450 centres unless otherwise indicated. Provide additional studs if required for secure fixing and support of wall mounted items.

Studs shall be 52mm, 76mm or 92mm as noted in the schedule of wall types.

Provide boxed studs at door openings and unconnected double studs at locations to suit expansion joints for the specified linings.

Except where otherwise noted in the documents, metal stud walls generally are to extend to underside of ceiling lining and fixed through lining to metal suspension system.

All walls to incorporate approved metal cross bracing.

Top Channels

Formed out of 1.15 galvanised steel, of width to fit over studs with flanges angled to provide friction fit on studs.

Deflection Heads

All full height stud frames extending to underside of structural components and where noted on drawings shall incorporate standard steel deflection heads to allow for a maximum 30mm deflection. Fix to structure with 10 diam. galvanised steel bolts at not more than 1000 centres.

Bottom Channels

Formed out of 1.15mm galvanised steel, of width to fit over studs, with flanges angled to provide friction fit on studs.

Noggings

As for top channels, but cut to fit between studs and ends bent to form fixing flanges, rivetted or screwed to studs to provide support as required for edges of linings and / or fixing grounds for wall mounted items.

Ceiling Suspension Fixing Channels

Formed out of galvanised steel to appropriate channel shape and securely fixed to ceiling suspension system to provide fixing for tops of partitions unless otherwise noted.

Insulating Stripping

Unless otherwise noted provide closed cell Polyurethane cell foam continuous strip (approx. 13mm wide x 6mm thick) with adhesive one side packed between top channels and soffit of suspended ceiling or structure and between ends of partitions where they abut other walls or building structure.

P4.2 METAL STUD FRAMING FOR INTERNAL PARTITIONS (Continued)**Fixings**

To concrete with 12mm diam. bolts and approved expanding metal anchors at not more than 1000 spacing.

To suspended ceiling support frame with screw or other fixings recommended by the stud frame manufacturer, at not more than 600mm spacing.

P4.3 METAL STUD FRAMING FOR EXTERNAL WALLS

Construct metal framed walls as scheduled, generally as specified for internal partitions, but conforming to AS 3623 or AS / NZS 4600 for component thickness, spacings, bracing, substrate fixings and electrical earthing.

All frame material shall be cold formed with yield stress not less than 250 MPa and with minimum coating class of Z275 or AZ150 (grams / m²) in accordance with AS 1397.

P4.4 METAL FURRING FOR INTERNAL LININGS

Where noted in the Schedules install metal "top-hat" furring channels to provide fixing for linings over solid substrate materials.

Sections shall be "Rondo" or equal manufacture, of cold rolled coated steel as for stud walling and of the depth sizes listed and / or detailed.

Drill substrates for plastic or expanding plugs to take galvanised screw anchors.

Locate furring at spacings to suit the linings.

P4.5 FIRE RATED WALL PANELS – WT4

Supply and install to wall areas scheduled "Speedwall" interlocked panels comprising the following components:

- Panels shall be manufactured with 0.35 BMT galvanised steel facings containing an aerated concrete core, total thickness 78mm.
- Erect panels horizontally up to the maximum span capacity, otherwise erect vertically.
- Provide galvanised steel channel framing along ends of panels, prefixed to the structural substrate materials.
- Back to back channels and end channels shall be sealed with an approved fire rated acrylic – urethane sealant.
- Bare panelled wall system shall provide an FRL rating of 90 / 180 / 180 minutes.
- Exposed facings shall be coloured to selection.

P4.6 FIRE RATED WALL PANELS WITH LININGS – WT7 / WT14**WT7**

Apply over the panel wall face scheduled, metal furring and 13mm plasterboard as specified and to the details. Install skirting as Clause P4.1.

P4.6 FIRE RATED WALL PANELS WITH LININGS – WT7 / WT14 (Continued)**WT14**

Apply over the panel wall face scheduled, metal furring and decorative metal clad panels (MS.10) as specified and to the details. Install sealed base joint.

The overlaid facings shall be finished as scheduled.

P4.7 DECORATIVE METAL PANELS – MS10

Internal metal / ply backed wall panels shall be composed of 12mm plywood conforming to the requirements of Clause J4.1 Structural Plywood, faced in 1.0mm sheet steel.

Sheet steel shall be zinc coated by double smelting process to coating class Z600, in accordance with AS 1397.

Provide initial samples of this finish to show the gradation of surface spangle possible and for assessment by the Superintendent.

All panels produced must conform to the selected sample. Sheet steel shall be applied over the plywood onto a full bedding of elastomeric adhesive and with edges turned around the plywood sides.

Fix panels to substrates with exposed screw fixings set out in a regular, matching pattern where indicated on the drawing and fitted with approved colour – caps in selected finish.

Set panels with 5mm even gap all round, fit backing rods and seal just below the panel surface with neatly tooled off silicon sealant in selected colour.

For similar panels in ceiling applications (MS.10) refer to Part P5 of this Section.

P4.8 DECORATIVE PANEL LIGHTING BAFFLE – MS.10

Panel backing and sheet steel facing shall be as for decorative panels adjacent and specified in Clause P4.7

Install galvanised steel brackets as indicated on the details located to suit fixing points for lighting luminaries and midway between.

Stop backing short at the bracket level with the outer facing extended as detailed with stiffened top edge.

Set baffle lengths out to elevation pattern on the drawings and tight, even butt joint at the change of plane. End joints where necessary shall align with wall joints.

At door openings metal facing shall be returned in to form head linings as detailed.

P4.9 CEMENT RENDER FINISH

Apply to the exposed CFC sheeted Planter Box cladding at the Winter Garden areas a render finish as follows:

Material

Decorative 2 part cementations coating of factory blended hydraulic cement, dispersing and wetting agents with colouring pigments combined with liquid methacrylate copolymer emulsion.

Product

Cementations – acrylic coating, Fosroc 'Nitocote Sealcon' by Parbury Technologies.

Preparation

All surfaces shall be clean, oil and dust free, sound, with all joints or surface imperfections filled or repaired prior to application.

Mixing

Mix powder and liquid components strictly in accordance with the manufacturer's directions.

Under no circumstances should the mix be thinned or any other liquids introduced.

Application

Pre-wet the surfaces sufficient to overcome porosity but not to reduce bonding.

Apply the mix by roller, working in two directions to produce a uniform texture and after the initial coat has set apply a second full coating.

Sample Panel

Provide a sample of the 2 coat system onto a panel of compressed fibre cement for assessment by the Superintendent.

Colour the sample to match the adjacent off-form structural concrete elements.

Do not proceed to final application until approval of the sample is notified.

Warranty

Provide a written warranty in the name of the Principal against defects in the materials and workmanship for a period of 5 years from the date of Practical Completion.

P5. CEILING FINISHES AND LININGS

P5.1 PLASTERBOARD CEILINGS – CF.02

Extent

Refer to Drawings and Finishes Schedule for plasterboard lined suspended ceilings.

Plasterboard

Standard Boral gypsum plasterboard 13mm thick with recessed edges for flush jointing, free from any surface or other blemishes.

Suspension System

Use metal suspension system as manufactured by Rondo Building Services or similar approved.

Fix to concrete slab or structural frame as applicable and securely lock in place. Fixing with Ramset or similar power drive-in fasteners will not be accepted.

Provide additional supplementary trimming and suspension members as required to suit the support of light fittings, registers, etc.

Provide any purpose made sections, cleats or brackets for fixing to structural members to maintain rigidity.

Fixing

Secure sheets with Cadmium plated screws, with recessed heads.

Locate screws throughout in accordance with the manufacturer's directions.

Flush up joints with tape and stopping compound. Flush up screws holes, metal edge and corner beading with stopping compound.

Provide cut outs for light fittings, registers, access openings, etc. as required. Co-ordinate with all in-ceiling services.

Trim

- Wherever plasterboard finishes as a free edge or abuts building structure and other penetrations, install Rondo galvanised steel stopping bead type P13 and scrim to top of bead for flush finish.
- Where plasterboard abuts perimeter walls to room and other areas, install Rondo Shadowline Stopping Angle P50 to provide a 10mm recessed shadowline finish unless otherwise noted.
- Trim which shows a metal flange on face will not be accepted.

P5.1 PLASTERBOARD CEILINGS – CF.02 (Continued)**Control Joints**

Provide control joints where indicated on the drawings and at not more than 15000 spacing in either direction. Construct with standard control joint trim for flush finish in accordance with the plasterboard manufacturer's recommendations. Where control joints are required but not indicated on the drawings, their location must be approved by the Superintendent prior to installation.

Resilient Vibration Mounts

To ceilings scheduled or as noted on details, incorporate proprietary resilient mounts to the suspension system for isolating structure borne vibration. Units shall be shaped to engage with Rondo furring channels.

P5.2 CEILING ACCESS PANELS

Panel shall be Fireguard "Sesame" flush ceiling access panel 600 x 600 with lockable flap down opening doors constructed with concealed metal frame and single layer of 13mm thick plasterboard to finish flush with adjacent ceilings.

Trim edges of plasterboard opening with flush plaster beads and fix access panel to ceiling suspension in accordance with the panel manufacturer's instructions. Paint plasterboard panel externally and internally to match ceiling.

Allow to supply and install 2 no. panels in each room scheduled for plasterboard ceilings, located where directed.

P5.3 2HR FIRE RATED CEILING – CF.02**Extent**

Refer to Schedules and Drawings for areas requiring a fire rated, suspended ceiling encasing services plenum space above.

The rated ceiling shall include vertical bulkheads to the unbounded sides carried up to the slab structure above.

Plasterboard

Boral 16mm Firestop plasterboard with recessed edges for flush jointing, free of defects.

Suspension System

Primary system as for suspended ceiling Clause P5.1, fixed to structural slab / beams above, providing metal furring for screw fix. Secondary system of anchor clips screwed through primary ceiling into primary furring, arranged with secondary furring at right angles to those above.

Fixing

Sheet over primary suspension with 2 layers of 16mm firestop boarding, with joints staggered from top panels and sealed around perimeter abutments with compressed ceramic fibre caulking.

P5.3 2HR FIRE RATED CEILING – CF.02 (Continued)

Provide a further 2 layers, similarly fixed over the secondary furring layer with abutments sealed with vermiculite plaster.

All fixing requirements must conform to the Plasterboard manufacturer's tested system and their written instructions.

Tape and seal all joins, stop up all fixings, stop up and form floated corner joint at perimeter abutments.

Bulkheads

Form bulkhead risers of identical construction to main ceiling with primary furring set vertically, secondary furring run horizontally. Line over and seal all as for ceiling.

P5.4 SLOTTED METAL CEILINGS – CF.01 (MS.04)**Extent**

Refer to drawings and schedules for slotted metal lined, suspended ceilings.

Suspension

Hunter Douglas "Luxalon Hook-On" tile ceiling system, including all hanger brackets mounted to structures above, hanger rods, straps, runners, etc. generally in galvanised finish.

Panels

Shall be supplied by "Lockers" and formed from 1.2mm sheet steel with profiled edges to suit the hook-on suspension details and in nominal module sizes of 1200 x 900, set out as indicated on the drawings.

Panels shall be perforated to a nominal 50% openness in a pattern to be nominated, left with a clear 10mm edge bonder all round, square edged and fitted with a 2mm factory applied gasket.

Install panels with perimeter wall abutment gap as detailed.

Finish

Panels shall be pre-coated in one coat of waterbased inorganic, zinc-rich, silicate paint as specified in Section Q PAINTING, system Q12.10.

Install panels using cotton gloves. Should any marring of surfaces occur, apply touch up coating.

The whole installation to be in accordance with Luxalon recommendations.

P5.5 SLOTTED CEILINGS – INSULATION

Over scheduled slotted internal ceilings provide 75 thick bonded polyester acoustic insulation with a minimum STC rating of 46 (similar to Tontine TSB4). Neatly trim insulation around penetrating items and ensure the acoustic insulation is in close contact with the upper surfaces of the ceiling material.

P5.6 CHILLED BEAM HOUSING – MS.04

Onto the galvanised structural frame supporting the chilled Beam Unit install a top cover panel of slotted steel sheet, of the type specified for slotted Metal Ceilings Clause P5.4 (MS.04).

Panel to be metal screw fixed to tapped holes in the side beams, using galvanised screws.

Long vertical edges of panels to be set back by 5mm from beam edges.

Panel to be paint finished as for ceiling panels in Paint System Q12.10.

P5.7 DECORATIVE METAL PANELS – MS.10

Stair soffits where detailed shall be lined with metal faced ply panels conforming to the specification for wall panels at Clause P4.7 and subject to the sample approval as stated.

Pre-install cold rolled galvanised lipped channel joists, 76 x 38 x 3mm, bolt fixed to welded stair cleats, located at 600mm centres.

Provide double joists at intersecting partition heads. Fix panels to each joist with a full line of elastomeric adhesive and prop in position until set.

Seal cross joins between panels as specified for similar wall panels.