Waterfall Projects - Lot 1, 61 Middleton

Project Specification

Lot 1, 61 Middleton Rd, Frankton, Queenstown, New Zealand
Project Ref: 20000
Date: 04 November 2026

PROJECT SPECIFICATION Works, materials and workmanship for construction in accordance with the accompanying drawings.

Spec Version ID: 385515-467397
Document authenticity may be verified at masterspec.co.nz/verify/385515-467397
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1210 PROJECT.

1 GENERAL

1.1 PROJECT

Street address:	Lot 1 of Lot 61 Middleton Road, Frankton, Queenstown
Legal description:	Lot 1 of LOT 61 LT 619107
Site area:	289m2
Project type:	New building
Intended use:	2x Single residential building
Intended life:	Indefinite but not less than 50 years

1.2 PROJECT DESCRIPTION

New single storey 3 bedroom dwelling & single storey 2 bedroom flat with JH Vertical Stria, Vertical Cedar Shiplap and trapezoidal Colorsteel roofing. SED timber foundations, trusses by truss manufacturer. Services to be connected include foul water, stormwater, water supply, power & data.

1.3 LBP REQUIREMENT

Any site license LBP's shall have a minimum:

Site license in area of practice 1

Carpentry
Foundations 2: Concrete or timber pile foundations
Roofing 2: Profiled metal roof and/or wall cladding

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1212 COMPLIANCE

1 GENERAL

1.1 SITE DATA

Soil type:	Refer Geotechnical Report (to NZS 3604, 3.2 **Soil types**)
Exposure zone:	Zone B (to NZS 3604, 4.2 **Exposure zones** or E2/AS1 Zone E severe marine)
Wind zone:	Medium, designed for high (to NZS 3604, table 5.4 **Determination of Wind Zone**)
Earthquake zone:	Zone 3 (to NZS 3604, figure 5.4 **Earthquake zones**)

1.2 BUILDING DATA

Building classification:	2 Importance Level (to NZS 3604, table 1.1 Classification of buildings)
Floor live load:	2 KPa (to NZS 3604, table 1.2 Imposed floor live load reference values)
Overall height:	6 metres (in accordance with NZS 3604, Fig 1.2 Buildings covered by this Standard)
Risk assessment:	13 Total Risk Score (to NZBC E2/AS1, 3.1 Establishing the risk)

1.3 PRODUCER STATEMENTS

Provide Producer Statements for the following

- Truss design
- Wet area interior waterproofing
- Aluminium, PVC-U or JMF timber joinery
- Glazing

Provide Producer Statements in the required form. Where no form is specified provide in the industry/trade standard form. Provide all Producer Statements before the Building Consent Authority carries out the final inspection.

1.4 RECORDS OF WORK

Provide Records of Work for Restricted Building Work:

- Carpentry
- Roofing
- Foundations

Refer to the Building Consent for specific requirements. Provide Records of Work in the required form. Provide all Records of Work before the Building Consent Authority carries out the final inspection.

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2200 GROUNDWORKS & PREPARATION

1 GENERAL

Refer to 1213 SELECTIONS/drawings for specific product, material, accessories and finish selections.

1.1 QUALIFICATIONS

Carry out work using persons competent and experienced in the trade.

1.2 SITE SAFETY

Provide proper support for excavations. Cover holes and fence off open trenches and banks.

2 PRODUCTS

2.1 FILLING MATERIALS

Volcanic tuff:	Scoriaceous tuff of variable grading excluding silt or clay material, capable of being placed and compacted as specified.
Rock fill:	Hard material comprising rock, broken stone, hard brick, concrete, run of pit scoria, or other comparable inert material capable of being placed and compacted as specified.
Sand fill:	Clean sand of such grading in particle size as to allow for mechanical compaction to 90% maximum density.
Hardcore:	Scoria or crushed rock to GAP (General All Passing) 40 grading.
Granular base:	Screened crushed gravel or scoria graded in size from 20mm to 7mm, clean. When tested with a standard sieve of 4.75 opening no material is to pass.
Dressing course:	Scoria to GAP 20 grading, or "dirty footpath scoria", or equivalent "all in" graded crushed metal aggregate.
Free-draining aggregate:	Scoria or crushed gravel graded 50 to 14 clean.

3 EXECUTION

3.1 EXCAVATION GUIDELINES

Carry out excavation to the guidelines set in WorkSafe, Good Practice Guidelines - Excavation Safety.

3.2 PROTECT EXISTING

Protect from damage existing buildings, structures, roads, paving and services nominated on the drawings as being retained, throughout the course of the work.

3.3 SURFACE PREPARATION

To NZS 3604, 3.5 **Site preparation**, remove all turf, vegetation, trees, topsoil, stumps and rubbish from the area being built on.

3.4 UNDERGROUND ELEMENTS AND SERVICES

Break out and remove underground elements and redundant services. Report for instructions when unexpected voids, made-up ground or services are encountered. Seal off the ends of drains or remove to NUO approval.

3.5 STOCKPILE TOPSOIL

Stockpile excavated topsoil on site where directed. Keep separate from other excavated materials. Spread and level where directed before completion of the works.

3.6 GENERAL EXCAVATION

Trim ground to required profiles, batters, falls and levels. Remove loose material. Protect cut faces from collapse. Keep excavations free from water.

3.7 EXCAVATION FOR FOUNDATIONS

Take foundation excavations to depths shown. Keep trenches plumb and straight, bottoms level and solid, stepped as detailed and clean and free of water.

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3.8 INADEQUATE BEARING

If localised bearing is not to NZS 3604, 3.1.2 **Foundations** and 3.1.3 **Determination of good ground**, then excavate further and backfill with material as follows:

- Below slabs on grade: Hardfill compacted in 150mm layers
- Below footings: 10 MPa concrete

If excavation exceeds the required depths, backfill and compact to the correct level with material as listed.
Confirm any changes with the territorial authority.
For inadequate bearing or over excavation, in service trenches, use hardfill compacted in 150mm layers.

3.9 GENERAL BACKFILLING

Compact backfilling in 150mm layers, with the last 200mm in clean topsoil, lightly compacted and neatly finished off.

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2310 PILE FOUNDATIONS

1 GENERAL

Refer to 1213 SELECTIONS/drawings for specific product, material, accessories and finish selections.

1.1 QUALIFICATIONS

Carry out work using persons competent and experienced in the trade. Work to be carried out by or supervised by the appropriate LBP.

2 PRODUCTS

2.1 TIMBER PILES

Radiata pine H5 CCA (preservative code 01 or 02) treated , to NZS 3602, table 1 **Requirements for wood-based building components**, and to NZS 3604, 6.4 **Piles**, for types and footings.

2.2 ACCESSORIES

Nails:	Steel, stainless steel and galvanized steel of pattern to NZS 3604, table 6.6 **Nailing schedule for hand-driven and power driven-nails**, and NZS 3604, 4, **Durability**.
Bolts:	Steel, stainless steel and galvanized steel to NZS 3604, 6 **Foundation and subfloor framing**, and NZS 3604, 4 **Durability**.
Nail plates:	Stainless steel and galvanized steel toothed or nailed steel plates to the plate manufacturer's design for the particular locations shown on the drawings and to NZS 3604, 4 **Durability**.
Concrete:	For piles, prescribed grade 17.5 MPa to NZS 3104, table 3.1 **Prescribed mixes (P)**.
Corrosion risk	If timber treatments other than CCA (preservative code 01 or 02) are used, stainless steel fixings/connectors must be used in wet/damp areas in all zones.

3 EXECUTION

3.1 EXECUTION GENERALLY

Comply with NZS 3602, NZBC B2/AS1 and NZS 3604 except as varied by this specification. Execution to include those methods, practices and processes contained in the unit standards for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, stairs).
In the Canterbury Earthquake Region comply with the changes to NZS 3604 in NZBC B1/AS1.

3.2 INSTALL SQUARE TIMBER PILES

Prepare for, place and secure as detailed on the drawings.

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3800 TIMBER FRAMING

Refer to 1213 SELECTIONS/drawings for specific product, material, accessories and finish selections.

Use experienced competent carpenter familiar with the materials and techniques specified. Work to be carried out by or supervised by the appropriate LBP.

2 PRODUCTS

2.1 TIMBER FRAMING GENERALLY

Species, grade and level of treatment to NZBC B2/AS1, NZS 3602, tables 1 to 3 **Requirements for wood-based building components**…, and moisture content to NZS 3602, table 4 **Allowable moisture content**….. Structural Grade (SG) to NZS 3604, NZS 3622 with properties to NZS 3603.

2.2 TIMBER TRUSSES

To FTMA Code of Practice. Moisture content 16% at supply.

2.3 ACCESSORIES

Damp-proof course:	High impact embossed polyethylene
Stud straps	Polypropylene tape run horizontal at 300mm centres over flexible wall underlay, for drained cavities with stud spacings greater than 450mm.
Nails, bolts and screws:	Steel, stainless steel, galvanized steel of pattern to suit the location and to BRANZ BU 519: Fasteners selection. To NZS 3604, 4 **Durability** and NZBC E2/AS1.
Nail plates connectors:	Stainless steel and/or galvanized steel toothed or nailed plates to the plate manufacturer's design for the particular locations as shown on the drawings and to NZS 3604, 4 **Durability**. Galvanized steel and stainless steel connectors and brackets to the connector manufacturer's design for locations shown on drawings and to NZS 3604, 4 **Durability** and NZBC E2/AS1
Corrosion risk	For exterior timber, timber in damp areas and timber subject to occasional wetting, use only stainless steel (or equivalent) fixings and connectors, when the timber is treated with; Copper Azole (CuAz, Preservative code 58), Alkaline Copper Quaternary (ACQ, Preservative code 90), Micronise Copper Azole (code 88) or Micronised Copper Quaternary (code 89). For interior timber, treated with copper-based timber preservatives (H3.2 or higher), use a minimum of hot-dipped galvanized steel fixings and fasteners.

3 EXECUTION

3.1 ATTENDANCE

Provide and fix blocks, nogs, openings and other items as required by others.

3.2 MOISTURE CONTENT

Maximum allowable moisture content to NZS 3602, table 4 **Allowable moisture content…**, for framing supporting interior linings:

Framing at erection	24%
Framing at enclosure	20%
Framing at lining	16%

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3.3 EXECUTION GENERALLY

To NZS 3604 except as varied in this specification. To include those methods, practices and processes contained in the unit standards for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, stairs). When necessary provide framing to suit any required cladding/lining control joints. Set out framing in accordance with the requirements of NZS 3604 and as required to support sheet linings and claddings.

3.4 INSTALL SUB-FLOOR FRAMING

Frame up off foundation walls and piles, all fabricated, fastened and braced to NZS 3604, 6 **Foundation and subfloor framing**.

3.5 INSTALL FLOOR, WALL AND ROOF FRAMING

Floors and bottom plates framed and fastened to NZS 3604, 7 **Floors**. Frame walls to required loading and bracing complete with lintels, sills and nogs, all fabricated and fastened to NZS 3604, 8 **Walls**. Frame roof to required loading and bracing complete with valley boards, ridge boards and purlins to NZS 3604, 10 **Roof framing**. Design and fit roof trusses complete with anchorage. All fabricated and fastened to NZS 3604, 9 **Posts**, and NZS 3604, 10 **Roof framing**.

3.6 BATTENS

For drained cavity construction nominal 20mm H3.1 cavity battens (non-structural) to NZBC E2/AS1, 9.1.7 Drained cavities. For direct fix cladding window and door openings nominal 20mm H3.1 jamb battens to NZBC E2/AS1, Figure 9.1.9.4: General window and door opening for direct fixed.



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4220 WALL CLADDING

1 GENERAL

Refer to 1213 SELECTIONS/drawings for specific product, material, accessories and finish selections.

1.1 QUALIFICATIONS

Carry out work using persons competent and experienced in the trade.

2 PRODUCTS

2.1 FIBRE CEMENT WEATHERBOARD

Cellulose cement autoclaved boards.

2.2 TIMBER FASCIAS AND BARGE BOARDS

As selected, or radiata pine to NZS 3631 for grading and to NZS 3602, table 2 **Requirements for wood-based building components…**, for selection and treatment.

2.3 ACCESSORIES

Wall underlay:	Breather type, waterproof.
Rigid Air Barriers:	Proprietary rigid sheet pre-cladding systems.
Jointers:	To suit cladding type and thickness.
Nails, screws, fastenings:	Metal, size and pattern, to cladding manufacturer's requirements and complying with the relevant aspects of NZS 3604, section 4: **Durability** and E2/AS1.

3 EXECUTION

3.1 MOISTURE CONTENT

Maximum allowable moisture content to NZS 3602, table 4 **Allowable moisture content….**

3.2 EXECUTION GENERALLY

To NZBC E2/AS1 except as varied in this specification. Execution to include those methods, practices and processes contained in the unit standards for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, stairs).

3.3 INSTALL WALL UNDERLAY/RIGID AIR BARRIER

Fix to the manufacturer's requirements. Refer to 1213 SELECTIONS for type.

3.4 CAVITY BATTENS OR JAMB BATTENS

As specified in the section 3800 TIMBER FRAMING, to suit the selected wall cladding and construction type.

3.5 INSTALL FIBRE CEMENT WEATHERBOARD

Install level, true to line and face, to the manufacturer's requirements and NZBC E2/AS1, 9.5 **Fibre cement weatherboards**.

3.6 INSTALL EXTERIOR TIMBER FINISHINGS

Install timber fascias, barge boards, facings, beads, trim and enclosures level, true to line and face, with all end grain sealed and joints mitred.

3.7 INSTALL FLASHINGS

Install flashings, covers and soakers as detailed on the drawings and to NZBC E2/AS1, 4.0 **Flashings**.

3.8 USE OF SEALANTS

Selection and use of sealants to follow BRANZ BU 601: Sealants for cladding joints.

3.9 COMPLETE

Complete all flashings, finishings and trim so the cladding system is completely weathertight.

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4310 ROOFING

1 GENERAL

Refer to 1213 SELECTIONS/drawings for specific product, material, accessories and finish selections.

1.1 QUALIFICATIONS

Use experienced competent roofers familiar with the materials and techniques specified. Work to be carried out by or supervised by the appropriate LBP.

1.2 WIND AND EARTHQUAKE LOADINGS

Use fixings and methods capable of sustaining the loads appropriate to the area as set out in NZS 3604, section 5 **Bracing design**, and confirmed under 1212 COMPLIANCE.

2 PRODUCTS

2.1 PROFILED METAL

Profile, metal and finish as selected. Accessories, cappings, flashings and fixings to match and to the roofing manufacturer's requirements.

2.2 ACCESSORIES

Roof underlays:	As selected.
Nails, screws, fastenings:	Metal, size and pattern, to roofing manufacturer's requirements and complying with the relevant aspects of NZS 3604, section 4 Durability and NZBC E2/AS1.
Flashings:	As required.

3 EXECUTION

3.1 STORAGE

Stack roofing and accessories on clean, level areas of the site. Cover and protect from damage and from weather until ready to fix in place.

3.2 SET-OUT

Set out the planned layout before fixing commences, to ensure true lines and the correct relationship to module, grid and roof features. Overlaps to face away from prevailing wind direction.

3.3 LAY ROOF UNDERLAY

Lay and fix to NZBC E2/AS1, 8.1.3 Roof Underlays.

3.4 TAKE CARE

Take care to avoid damaging pre-finished roofing both during and after fixing. Mark only with chalk or spirit-based pen. Wear only soft-soled shoes on the finished surface. Remove metal filings daily.

3.5 INSTALL PROFILED METAL

Use cutting tools recommended by the roofing manufacturer. Fold ends and seal cut edges to the roofing manufacturer's requirements. Fix complete with matching accessories, flashed to roof features and penetrations; all in accordance with NZMRM CoP and NZBC E2/AS1, 8.4 Profiled metal roof cladding.

3.6 FIXINGS AND SEALANTS

Refer to the roofing manufacturer's literature for fixing details and to NZS 3604 for fixings durability requirements. Select and use sealants only as recommended by the roofing manufacturer.

3.7 INSTALL COVERS AND FLASHINGS

Provide apron, verge and ridge flashings. Install and fix as detailed and to the roofing manufacturer's details and to comply with NZBC E2/AS1, 4.0 Flashings, NZBC E2/AS1, 5.0 Roof/wall junctions, and NZBC E2/AS1, 6.0 Parapets.

3.8 PENETRATIONS

Flash and overflash penetrations through the roof. Fit proprietary boots to pipework penetrations.

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3.9 COMPLETE

Ensure the work is complete with flashings, undercloaks, valleys, ridges and hips properly installed so the finished roof is completely weathertight.

3.10 CLEAR

Clear trade debris and unused materials from the roof and surrounds regularly during the work and at completion. Sweep down the completed roof and flush out spoutings, gutters and rainwater pipes.



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4520 ALUMINIUM WINDOWS & DOORS

1 GENERAL

Refer to 1213 SELECTIONS/drawings for specific product, material, accessories and finish selections.

1.1 QUALIFICATIONS

Fabricators/Installers to be experienced, competent trades people familiar with the materials and techniques specified.

1.2 CERTIFICATION

Provide documentation that the windows and doors comply with NZS 4211 and safety glass complies with NZS 4223.3.

1.3 WIND LOADINGS

Refer to section 1212 COMPLIANCE for wind zone.

2 PRODUCTS

2.1 WINDOW AND DOOR REVEALS

As selected, manufactured to comply with NZS 4211. Timber jamb liners to NZS 3602.

2.2 FLASHINGS

To NZBC E2/AS1, 9.1.9 Windows and doors, and as required.

2.3 POWDER COATING FINISH

To Window & Glass Association NZ: Powder Coating Quality Assurance System. All finished surfaces to show uniformity of gloss and colour (to match sample) free of all coating defects.

2.4 SEALANT, GLAZING TAPE AND GASKETS

To the window manufacturer's requirements.

2.5 FIXINGS

Ensure fixings and bracketing are compatible with aluminium. Do not use electroplated zinc fasteners or brass fastenings.

3 EXECUTION

3.1 OPENING PREPARATION

Confirm framing openings (including jamb battens for direct fix cladding) on site for dimension, plumb and straightness prior to fabrication or ordering of aluminium joinery. Prepare and trim to Window & Glass Association NZ: Guide to Window Installation requirements. For openings over 600mm wide on cavity construction provide sill support bars.

3.2 EXECUTION GENERALLY

To NZBC E2/VM1 and NZBC E2/AS1. Install to the Window & Glass Association NZ: Guide to Window Installation requirements.

3.3 HANDLING

Avoid distortion of elements during transit, handling and storage. Prevent pre-finished surfaces from rubbing together. Prevent contact with mud, plaster and cement. Do not deliver to site any elements which cannot be immediately unloaded into suitable conditions of storage.

3.4 CORROSION PROTECTION

Seal or suitably coat cut ends and holes drilled in aluminium before the frames are installed. Before fixing, apply bituminous coatings, slips or underlays between dissimilar metals in contact, or aluminium in contact with concrete.

3.5 FIX FRAMES

Fix frames rigidly in place without distortion, to the window manufacturer's requirements and to NZBC E2/AS1, paragraph 9.1.9.10, plumb, true to line and face, weathertight and with all openings operating freely.

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3.6 DRAINAGE

Anti-condensation channels to sills. All sills to sashes and fixed lights to incorporate positive drainage to the exterior.

3.7 GLAZING INSTALLATION

All glass held in aluminium beads and black PVC gaskets.

3.8 SAFETY GLASS INSTALLATION

Use in doors, sidelight panels, low level windows and all other locations to comply with NZS 4223.3.

3.9 INSTALL FLASHINGS

Install flashings to heads, jambs and sills of frames as supplied and required by the window manufacturer and as detailed on the drawings. Finish on head flashings to match window finish.

3.10 SEAL FRAMES ON SITE

Seal frames to each other and to adjoining structure and finishes, all as required by the window manufacturer and to make the installation weathertight. Provide a continuous internal air seal between reveals and framing, using sealant over a backing rod.

3.11 SAFETY

Indicate the presence of transparent glasses for the remainder of the contract period, with whiting, tape or signs compatible with the glass type. Indicators other than whiting must not be applied to the glass surface. Permanent manifestations, if required, to NZS 4223.3, 2.2 Manifestation (making glass visible).

3.12 CLEAN GLASS AND FRAMES

Clean off or remove glass indicators at completion of the building. Clean glass inside and out to a shining finish. Clean down both sides of window and door frames using the methods required by the window and door manufacturer.



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4610 GLAZING

1 GENERAL

Refer to 1213 SELECTIONS/drawings for specific product, material, accessories and finish selections.

1.1 QUALIFICATIONS

Glaziers to be experienced, competent trades people familiar with the materials and techniques specified.

1.2 CERTIFICATION

If not supplied with windows, provide documentation that the safety glass complies with NZS 4223.3.

2 PRODUCTS

2.1 GLAZING TAPE

Pressure sensitive, self-adhesive vinyl foam tapes, selected to suit the glazing detail.

2.2 GLASS THICKNESS

As selected and to NZS 4223.1, NZS 4223.3, NZS 4223.4.

2.3 FLOAT GLASS

Clear ordinary annealed glass for general window glazing. Thickness as required by NZS 4223.1.

2.4 TOUGHENED GLASS

To NZS 4223.3.

Heat soaked toughened glass to NZS 4223.1, Appendix E required for critical areas (balustrades etc) to reduce inclusion failure.

2.5 INSULATED GLASS UNITS

As selected and to AS/NZS 4666. and NZS 4223.2

2.6 MIRROR GLASS

Clear annealed mirror float glass, including silver, activation, passivation and two protective coats.

2.7 SETTING BLOCKS

Neoprene, 80-90 Shore A hardness, set at quarter points or to detail, at the base of glass panes.

3 EXECUTION

3.1 EXECUTION GENERALLY

To NZS 4223.1, and for human impact safety glazing to NZS 4223.3. Insulating glass units to AS/NZS 4666 and NZS 4223.2.

3.2 INSTALL GLASS TO ALUMINIUM FRAMES

Install glass to NZS4223.1.

- Bead glaze to Section 4 Glazing.
- Channel glaze to Section 4 Glazing, and Section 5 for Framed, Unframed, Partly Framed Glass Assemblies.

3.3 SAFETY GLASS INSTALLATION

Use in doors, sidelight panels, low level windows, bathrooms and all other locations to comply with NZS 4223.3.

3.4 INSTALL MIRRORS

Install mirrors as detailed. Seal to vanities and basins where required.

3.5 SAFETY

Indicate the presence of transparent glasses, with whiting, tape or signs compatible with the glass type. Do not apply indicators other than whiting to the glass surface. Permanent manifestations if required, to comply with NZS 4223.3, 2.2 Manifestation (making glass visible).

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3.6 CLEAN

Clean off or remove indicators at completion of the building. Clean glass inside and out to a shining finish.



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4710 THERMAL INSULATION

1 GENERAL

Refer to 1213 SELECTIONS/drawings for specific product, material, accessories and finish selections.

1.1 QUALIFICATIONS

Installers to be experienced, competent trades people familiar with the materials and techniques specified.

2 PRODUCTS

2.1 THERMAL INSULATING PADS

Rectangular insulating pads manufactured from fibreglass, polyester, wool or similar.

2.2 THERMAL INSULATING BLANKET

Roll form insulation blanket manufactured from fibreglass or polyester.

2.3 CELLULAR PLASTIC RIGID BOARD

Polystyrene foam board manufactured from fire retardant grade resin.

3 EXECUTION

Conditions

3.1 INSTALL INSULATION - GENERAL

Lay, install, fit and fix insulation without gaps, tucks, folds and over compaction to NZBC H1/AS1 or AS2 and insulation manufacturer's requirements. For all housing and buildings up to 300m install in accordance to NZS 4246 sections 5 Walls, 6 Ceilings & Roofs, 7 Underfloor - Suspended Framed Floors and 10 Concrete Slab-on-Ground Insulation, for residential light timber or steel framed buildings.

3.2 FIT THERMAL INSULATING PADS

Friction fit insulating pads in place to completely fill the whole of the cavities. Carefully scribe cut insulating pads slightly oversize to maintain friction fit to each other, to smaller spaces and around penetrations. Leave no gaps between, and maintain full thickness of the insulating pads over the whole of the installation. Do not cover vents.

3.3 FIT THERMAL INSULATING BLANKET

Install in ceiling/roof cavity and mid-floor cavity were specified Slightly oversize length for friction fit and tear by hand across pad and fill cavity. Tear to smaller pieces for smaller spaces and around penetrations. Leave no gaps between, and maintain full thickness of the insulating segments over the whole of the installation. Do not cover vents.

3.4 FIT CELLULAR PLASTIC RIGID BOARD

Friction fit board after roof and wall claddings have been installed. Cut oversize lengthways for a tight compression fit between framing. Leave no gaps between, and maintain full thickness of the insulating segments over the whole of the installation. Fit board between floor joists and timber framing using proprietary fixing clips. Ensure separation from electric cabling. Do not cover vents. Leave a 200mm clear gap around recessed light fittings and metal flues. In windy locations secure floor insulation with proprietary support brackets.

3.5 INSULATION CLEARANCES

Provide insulation clearances to NZS 4246 and for recessed luminaires AS/NZS 3000, 4.5.2.3. Where allowed by these standards provide insulation clearances to product manufacturer's stated clearances. Secure insulation in place so clearances are maintained and use guards/barriers , if required, where insulation is not secured.

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5110 INTERIOR LININGS & TRIM

1 GENERAL

Refer to 1213 SELECTIONS/drawings for specific product, material, accessories and finish selections.

1.1 FRAMING MOISTURE CONTENT

Maximum allowable moisture content to NZS 3602, table 4 **Allowable moisture content…**.

1.2 PROTECT

Protect joinery, fittings and finishes already in place from water staining or damage from lining installation. Ensure building is weatherproof before lining work commences.

2 PRODUCTS

2.1 PLASTERBOARD

Gypsum plaster core encased in a durable face and backing paper formed for standard use, bracing use, fire rated use and water resistance use.

2.2 PLASTERBOARD ACCESSORIES

External angles:	Slim type 0.5mm galvanized steel.
Casing bead:	Slim type 0.5mm galvanized steel or PVC.
Cornice:	Plasterboard scotia type.
Nails:	Galvanized clouts 40mm x 2.5mm.
Screws:	40mm x 6 gauge zinc electro-plated bugle head gypsum drywall screws
Jointing compound & paper tape:	To the board manufacturer's requirements.
Adhesive:	Multi-purpose water based wallboard adhesive.

2.3 NAILS

Zinc-plated steel, stainless steel and galvanized steel of pattern to suit location and to BRANZ BU 519: **Fasteners selection**.

2.4 INTERIOR FINISHING TRIM

Timber selection to NZS 3602, table 3 **Requirements for wood-based building components….** Profile as selected or to match existing. Jointer profiles to suit location.

3 EXECUTION

3.1 SUBSTRATE

To NZS 3604, section 8 **Walls**, section 10 **Roof framing**, section 12 **Interior linings**, section 13 **Ceilings**, and the standard required by the lining manufacturer's requirements. Ensure moisture content of timber framing is at or below specified levels.

3.2 CONFIRM LEVELS OF PLASTERBOARD FINISH

Before commencing work, confirm the surface finish assessment procedures necessary to ensure the specified levels of finish will be obtained. Provide levels of finish as laid down in AS/NZS 2589.

3.3 LINE PLASTERBOARD CEILINGS AND WALLS

Line walls and ceilings with plasterboard sheets, fastened to the plasterboard manufacturer's requirements.

3.4 SPECIAL PLASTERBOARD LININGS

Line wet area walls with water resistant plasterboard sheets using adhesive and nail fixing to studs at centres to suit the surface finish. Form bracing panels using high density plasterboard sheets fixed with clout-washers and clouts and to conform to NZS 3604, 5.4 **Wall bracing design**, and 13.5 **Structural ceiling diaphragms**. Form sound rated panels following the sheet manufacturer's specifications and details for the required sound rating. Form fire rated panels following the sheet manufacturer's specifications and details for the required fire rating.

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3.5 FIX PLASTERBOARD EXTERNAL ANGLES

Fix full length to external corners, with clouts at 100mm each side staggered.

3.6 PLASTERBOARD JOINTING AND STOPPING

Fill joint recess with bedding compound, centre the paper tape, apply second coat of bedding compound followed by a coat of finishing compound. Allow to dry and lightly sand off. Fill nail holes and flush up external angles with two successive coats of bedding compound followed by a coat of finishing compound. Allow to dry and lightly sand off. All to the plasterboard manufacturer's requirements.

3.7 LEVELS OF FINISH

Provide levels of finish to standards laid down by AS/NZS 2589 as follows:

Level 4:	For thin coating finishes (paint) and surfaces receiving light texture or wall covering finishes
Level 5:	Where specifically detailed for surfaces receiving thin coating finishes (paint).

3.8 INSTALL TRIM

Scribe and fit reveal linings to exterior timber joinery, architraves to interior joinery, skirtings to walls and timber beads to wall/ceiling junctions, and other trim as detailed.

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5230 INTERIOR DOORS & FRAMES

1 GENERAL

Refer to 1213 SELECTIONS/drawings for specific product, material, accessories and finish selections.

1.1 QUALIFICATIONS

Trades people qualified or experienced in those methods, practices and processes contained in the unit standards for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, and stairs).

2 PRODUCTS

2.1 DOORS GENERALLY

As selected.

2.2 INTERIOR CAVITY SLIDERS

Hollow core door within a proprietary cavity slider frame, with brand-matched sliding door gear.

2.3 INTERNAL JOINERY FRAMES

Fabricate as detailed.

2.4 DOOR HINGES

Type:	loose-pin zinc-plated steel
Size:	89mm
Material:	zinc-plated steel
Number:	3 hinges per door

2.5 DOOR HARDWARE

As selected.

2.6 NAILS

Zinc-plated steel, stainless steel and galvanized steel of pattern to suit location and to BRANZ BU 519: **Fasteners selection**.

3 EXECUTION

3.1 PROTECT

Protect joinery, fittings and finishes already in place from water staining or damage from lining installation. Ensure building is weatherproof before lining work commences.

3.2 FIT INTERNAL JOINERY FRAMES

Wedge and rigidly fix in place without distortion, plumb, and true to line and face.

3.3 INTERNAL CAVITY SLIDERS

Install in accordance with the door manufacturer's requirements.

3.4 FIT HARDWARE

Fit hardware selected and provided, all in accordance with the hardware manufacturer's requirements.

3.5 CHECK

Check and adjust operation of doors sets, hardware and furniture.



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5410 FLOORS

1 GENERAL

Refer to 1213 SELECTIONS/drawings for specific product, material, accessories and finish selections.

1.1 QUALIFICATIONS

Workers / Installers to be experienced, competent trades people familiar with the materials and techniques specified.

2 PRODUCTS

2.1 PARTICLEBOARD FLOORING

Flooring grade high density resin bonded.

2.2 NAIL FIXING PARTICLEBOARD OR PLYWOOD

Hand-driven 60 x 3.15mm hot-dipped galvanized csk annular grooved flooring nails, or power-driven 65 x 2.87mm hot-dipped galvanized annular grooved flooring nails, along with one-component polyurethane based construction adhesive or elastomeric construction adhesive. Increase nail lengths for flooring over 21mm thick.

2.3 SCREW FIXING PARTICLEBOARD OR PLYWOOD

Sure-fast type countersunk 50mm x 10 gauge screws, with one-component polyurethane based construction adhesive or elastomeric construction adhesive. Increase screw lengths for flooring over 21mm thick.

3 EXECUTION

3.1 LAY PARTICLEBOARD FLOORING

Fasten to the flooring manufacturer's requirements and NZS 3604, 7.2.3 **Wood-based sheet flooring**. Punch nails, fill holes, then sand with one coarse and one fine paper, hand sanding into corners.

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5510 JOINERY FIXTURES & FITTINGS

1 GENERAL

Refer to 1213 SELECTIONS/drawings for specific product, material, accessories and finish selections.

1.1 QUALIFICATIONS

To include those methods, practices and processes contained in the current syllabus for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, stairs).

2 PRODUCTS

2.1 TIMBER BOARDS AND FRAMES

Carefully sawn to minimise the inherent warping, twisting and bowing of the selected species and to give a finish suitable for clear finishing.

2.2 MEDIUM DENSITY FIBRE BOARD

Resin bonded wood fibre sheet with selected finish.

3 EXECUTION

3.1 TRANSIT AND DELIVERY

Load, transport and unload fittings without distortion or damage and keep covered to protect from the weather. Do not deliver fittings until floor, wall and ceiling surfaces are in place and the fittings can be placed in their final location.

3.2 FABRICATION QUALITY

Check site dimensions. Carry out machining within the practices required for the particular timber or wood product being used. Machine drill and cut holes and recesses and form joints to the componentry manufacturer's requirements. Work accurate, square and true to line and face.

3.3 FABRICATE JOINERY FITTINGS

Carry out jointing, dowelling and other operations necessary for the proper assembly of the fittings as detailed, with fixings concealed unless otherwise detailed. Use glue joints where provision for shrinkage is not required, with contact surfaces, glueing and pressure all applied to the glue manufacturer's requirements. Locate and drive connectors and fasteners to the bolt manufacturer's requirements. Scribe fit adjustable shelves with 4 shelf pins and locate force fit pin holes at 50mm maximum centres in solid cheeks. Hang doors on concealed hinges.

3.4 ASSEMBLE PROPRIETARY ITEMS

Check all components are included. Assemble to manufacturer's instructions to achieve finished item.

3.5 INSTALL FITTINGS

Scribe fit on site and install level, square, plumb and true to line and face.



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6200 TILING

1 GENERAL

Refer to 1213 SELECTIONS/drawings for specific product, material, accessories and finish selections.

1.1 QUALIFICATIONS

Use tilers experienced with the materials and techniques specified.

1.2 SLIP RESISTANCE

Accessible routes slip resistance to NZBC D1/AS1, 2.1 Slip resistance.

2 PRODUCTS

2.1 ADHESIVES COMPATIBILITY

On proprietary substrates or waterproof membranes use only adhesives with documented compatibility approval from the respective manufacturers.

2.2 ACCESSORIES

Waterproofing membranes:	As selected.
Cement-based screed:	Mix of 3:1 Portland cement, wash-mix sand, gauged with liquid polymer additive to the tile manufacturer's requirements.
Tile adhesive:	To the tile manufacturer's requirements.
Grout:	Cement based, compressible and to suit the particular location and use.
Control joint sealant:	To BRANZ Good practice guide: Tiling, section 5.0.

3 EXECUTION

3.1 HANDLING AND STORAGE

Handle tiles with care to avoid chipping, soiling and damage. Store on hard, level standings in non-traffic, non-work areas that are enclosed, clean and dry. Reject all damaged tiles.

3.2 SUBSTRATE

Ensure all services and accessories are in place, located to suit the tile layout, with the substrate required for tiling work.

3.3 TEMPERATURE

Do not carry out tiling where the ambient temperature is below 5°C, or onto a substrate with a temperature higher than 40°C.

3.4 LAYOUT

Obtain confirmation of the proposed layout of tiles, expansion joints and other visual considerations.

3.5 EXECUTION GENERALLY

Prepare surfaces and carry out the tiling work in accordance with BRANZ Good practice guide: Tiling.

3.6 SURFACE PREPARATION

To BRANZ Good practice guide: Tiling, section 4.0.

3.7 LAY PROPRIETARY SCREED

Apply a proprietary cement slurry bond coat over the whole of the floor. Mix and place a 40mm thick mortar bed over the bond coat and firmly tamp, screed and compact to the required level. In waterproofed areas where the cement screed has been laid over the waterproofing membrane, prepare the screed surface by applying a further waterproof coating before laying tiles.

3.8 APPLY LIQUID WATERPROOFING MEMBRANE

Apply the selected liquid waterproof membrane system to the membrane manufacturer's requirements. Flood test shower cubicle floors.

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3.9 TILE FIXING, RIGID SHEET

Prime the surface after the curing of any waterproof membrane. Spread adhesive to a uniform minimum thickness of 3mm and rib it with a notched trowel to the tile manufacturer's requirements. Press the tile and beat it into place to obtain the required coverage by adhesive on the back of each tile.

3.10 GROUTING

Remove spacers. Prepare joints, mix and apply proprietary grout and finish off the grout uniform in colour, smooth and without voids, pinholes or low spots.

3.11 MOVEMENT CONTROL JOINTS

Minimum width of 6mm, carried through tile and bedding. Where substantial movement is anticipated, carry through the rigid sheet to the structure. Ensure joints are clean, formed, filled, and the sealant inserted to the sealant manufacturer's requirements.

3.12 CLEAN

Upon completion of setting and grouting, thoroughly sponge and wash the tiles to leave clean and free of blemish. Finally polish tiles with a clean, dry cloth.

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6300 FLOOR COVERING

1 GENERAL

Refer to 1213 SELECTIONS/drawings for specific product, material, accessories and finish selections.

1.1 QUALIFICATIONS

Use flooring trades people appropriately experienced with the materials and techniques specified.

2 PRODUCTS

2.1 ADHESIVES COMPATIBILITY

Use only compatible adhesives approved by the respective manufacturers.

2.2 RESILIENT FLOOR COVERING

Includes vinyl, linoleum or rubber, either sheet or tile

2.3 ACCESSORIES - RESILIENT FLOOR COVERING

Rigid sheet underlay:	Wood based sheet overlays for uneven timber floors
Primer and sealers:	To the adhesive manufacturer's requirements for the particular substrate.
Adhesive:	To the manufacturer's requirements.
Trims and edging:	As supplied by the manufacturer to complete the work.

2.4 CARPET

Textile floor coverings to, AS/NZS 2455.1 for broadloom or AS/NZS 2455.2 for tiles.

2.5 ACCESSORIES - CARPET

Rigid sheet underlay:	Wood based sheet overlays for uneven timber floors
Underlay:	To AS/NZS 2455.1 Soft underlay and underlays manufacturer's requirements.
Adhesives:	To the manufacturer's requirements.
Edge grippers:	To the manufacturer's requirements.
Tape:	To the manufacturer's requirements.
Trims and edging:	Binder bars, divider strips and nosings to complete the work.

3 EXECUTION

3.1 HANDLING AND STORAGE

Maintain materials and accessories undamaged and dry. Store any rolls and other material to manufacturers requirements, on level surfaces, in non-work areas that are enclosed, clean and dry. Avoid distortion, marking and damage to edges while shifting and handling materials and accessories. Do not use faulty or damaged material.

3.2 SUBSTRATE

Ensure the building is enclosed, wet work complete, finishes and trim complete, and good lighting available. Inspect the substrate to ensure it is of the standard required for work in this section.

3.3 TEMPERATURE

Acclimatize flooring to a room temperature above 16°C to manufacturer's requirements. In air-conditioned buildings run air-conditioning to flooring manufacturer's requirements. Turn off floor heating for at least 48 hours before and after laying.

3.4 LAYOUT

Before beginning the installation confirm the proposed layout of material, location of joins and other visual considerations of the finished work.

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3.5 SURFACE PREPARATION - RESILIENT FLOORING

To NZS/AS 1884 including necessary repairs and sealing. Check for moisture content to NZS/AS 1884, Appendix A, and do not commence final sanding or laying until readings for the whole area show a maximum moisture content of, 75% RH for concrete, 14% for timber or 12% for timber with air conditioning. Clean surface.

3.6 SURFACE PREPARATION - CARPET

To AS/NZS 2455.1, section 2. including necessary repairs and sealing. Check for moisture content to AS/NZS 2455.1, Appendix B, and do not commence laying until readings for the whole area show a maximum moisture content of, 75% RH for concrete, 14% for timber or 12% for timber with air conditioning. Clean surface.

3.7 RESILIENT FLOOR LAYING

Carry out the whole of the work to NZS/AS 1884, and the flooring manufacturer's requirements.

3.8 RESILIENT FLOOR JOINTING

Provide the joints/seams described in 1213 SELECTIONS or the drawings, to NZS/AS 1884, and the flooring manufacturer's requirements.

3.9 FIT RESILIENT SKIRTING

Fit skirting in accordance with the skirting manufacturer's requirements.

3.10 CARPET INSTALLATION, CONVENTIONAL SYSTEM

Install underlay to manufacturer's requirements, and lay at right angles to the carpet direction.

Tape carpet joints, fix grippers to floor and install underlay and carpet to AS/NZS 2455.1, section 3. Stretch carpet tight in both width and length evenly without bowing, square with walls. Fix trim.

3.11 CLEAN

Upon completion clean to manufacturer's requirements.

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6700 PAINTING

1 GENERAL

Refer to 1213 SELECTIONS/drawings for specific product, material, accessories and finish selections.

1.1 QUALIFICATIONS

Carry out work using competent and experienced painters.

1.2 HEALTH AND SAFETY

Refer to the requirements of the Health and Safety at Work Act 2015 and if elimination or isolation is not possible, then minimise the hazards in this work. Refer to WorkSafe publication, Repainting lead based paints, for the required procedures and precautions when treating or removing lead based paint, burning or sanding off paint, or using solvent based paint removers.

1.3 SELECTIONS

Confirm all selections, colours and finishes with the owner.

2 PRODUCTS

2.1 PAINT

As selected and to the paint manufacturer's standards for exterior and/or interior primers, undercoats, sealers, stains, clear coatings, solvent-borne and water-borne paints.

2.2 GAP FILLERS

Linseed oil, putty, plastic wood, wood filler or plastic filler, to suit and to match the surface being prepared.

3 EXECUTION

3.1 INSPECT SURFACES

Inspect surfaces being painted and report to the owner any that will not, after the preparatory work laid down by the paint manufacturer, allow work of the required standard. Confirm that all areas have adequate lighting and are sufficiently free of other construction activities to enable painting work to proceed.

3.2 PROTECT

Cover up adjoining surfaces and areas liable to damage or over-painting.

3.3 REMOVE HARDWARE

Remove hardware and door/window furniture and replace on completion. Do not paint over permanently attached hinges, or any hardware items which cannot be removed.

3.4 PRIMING AND SEALING

Ensure that priming and sealing work needed before or during construction is carried out when required.

3.5 ENVIRONMENTAL CONDITIONS

Carry out work within acceptable temperature and humidity limits, with timber dry, all to the requirements of the paint manufacturer.

3.6 SHARP EDGES, CRACKS AND HOLES

Repair as required by the paint manufacturer.

3.7 PREPARE SURFACES

Prepare surfaces as required by the paint manufacturer. Make good all damage and defects.

3.8 PAINT APPLICATION

Apply paint by brush and/or roller to suit the location of the coating and to the paint manufacturer's requirements. Do not spray on site without express permission.

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3.9 MANUFACTURER'S MANUALS

Refer to the paint manufacturers' manuals and follow their preparation, sequence and application requirements applying to each system. Ensure all paint coats in any system are supplied by the same manufacturer.

3.10 SCUFF BETWEEN COATS

Scuff between all coats to remove any dust pick-up, protruding fibres and coarse particles.

3.11 FINISHED PAINT SURFACES

Finished paint surfaces to show uniformity of gloss and colour, with the correct thickness for each coat, and freedom from painting defects. Ensure finished work is clean and free of any disfigurement.

3.12 CLEAN

Clean adjoining surfaces, glass and fittings of any paint contamination.

3.13 REFIT HARDWARE

Refit hardware without damage to the hardware or the adjoining surfaces.



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7120 WATER SYSTEM

1 GENERAL

Refer to 1213 SELECTIONS/drawings for specific product, material, accessories and finish selections.

1.1 QUALIFICATIONS

Carry out work by or under the direct supervision of a certifying person under the Plumbers, Gasfitters and Drainlayers Act 2006.

2 PRODUCTS

2.1 COPPER WATER PIPE

To NZBC G12/AS1, 2 Materials. Copper pipe to NZS 3501, AS 1432 (type A, B & C) and AS 3688 for fittings.

2.2 POLYBUTYLENE WATER PIPE

To NZBC G12/AS1, 2 Materials. Polybutylene tubing complete with fittings and accessories brand-matched to AS/NZS 2642.1, AS/NZS 2642.2 and AS/NZS 2642.3

2.3 INSULATION FOR HOT WATER PIPES

Preformed closed cell foam.

2.4 DE-ZINCIFICATION RESISTANT WATER SUPPLY SYSTEM COMPONENTS

All copper alloy components to comply with G12/AS1 clause 2.2.3 and AS 2345.

2.5 WATER METER

Meter, gate valve and back flow prevention to the requirements of the network utility operator. Minimum 25mm OD Polyethylene cold water main. Allow to excavate, install and back fill for the water main.

2.6 VALVES AND FITTINGS

All valves and fittings required for the system, to NZBC G12/AS1.

2.7 WATER HEATERS

Generally to NZBC G12/AS1, 6.0 Hot Water Supply Systems as applicable. Refer to 1213 SELECTIONS/drawings for specific water heater.

3 EXECUTION

3.1 EXECUTION GENERALLY

Carry out work and tests as applicable to NZBC G12/AS1.

3.2 INSTALL COPPER WATER SUPPLY

Size the piping layout to eliminate loss of pressure at any point by simultaneous draw-off. Run pipes in straight runs, firmly fixed to falls, with long radius bends and jointed by brazing or with crox fittings, all to NZBC G12/AS1, 5.0 **Water supply**. Conceal piping, insulate hot water pipework and pressure test before the wall linings are fixed.

If it is an electrical requirement, before enclosing, ensure metallic water supply pipes and metallic sanitary fixtures are equipotential bonded (or at least conductor cable attached) to NZBC G12/AS1, 9.0.

3.3 INSTALL POLYBUTYLENE/ CROSS LINKED POLYETHYLENE WATER SUPPLY

Type as selected. Size the piping layout to eliminate loss of pressure at any point by simultaneous draw-off. Run pipes complete with all fittings, support and fixing, and jointed to the pipe manufacturer's specifications, all to NZBC G12/AS1, 5.0 **Water supply**. Conceal pipework and pressure test before wall linings are fixed.

3.4 OUTLET LOCATIONS

Ensure wall outlets for exposed pipes are level and centred on the fixture to ensure the neat installation of exposed pipework.

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3.5 BACKFLOW PREVENTION

Fit back flow prevention devices to all outlets where it is possible for water or contaminants to backflow in to the potable water supply system.

3.6 INSTALL HOT WATER PIPE INSULATION

Insulate hot water pipes in accordance with the insulation manufacturer's instructions. Cut insulation sections tight between timber framing and tight between the webs of steel studs. Where hair felt is used, wrap around pipes in two layers in opposite directions and secure with galvanized steel wire ties.

3.7 INSTALL WATER HEATER

Install where shown complete with all the necessary fittings to the water heater manufacturer's requirements and NZBC G12/AS1, 6.11 **Water heater installation**. Gas water heaters also to NZBC G11/AS1 and AS/NZS 5601.1.

3.8 PENETRATIONS

Provide and fit collars and escutcheon plates to match pipework at penetrations through constructions.

3.9 COMPLETION

Pressure test to ensure no leakage and leave in proper working order. Clean tapware and fittings.

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7150 SANITARYWARE, TAPWARE & ACCESSORIES

1 GENERAL

Refer to 1213 SELECTIONS/drawings for specific product, material, accessories and finish selections.

1.1 QUALIFICATIONS

Carry out work by or under the direct supervision of a certifying person under the Plumbers, Gasfitters and Drainlayers Act 2006.

2 PRODUCTS

2.1 SANITARY FIXTURES, TAPWARE, APPLIANCES AND ACCESSORIES

Refer to 1213 SELECTIONS and drawings for product selections.

3 EXECUTION

3.1 EXECUTION GENERALLY

Carry out installation work and tests to G1/AS1, E3/AS2, G12/AS1 or AS/NZS 3500.1 and AS/NZS 3500.4 as modified by NZBC G12/AS3 and NZBC G13/AS1 or AS/NZS 3500.2 as modified by NZBC G13/AS3, as applicable and to the fixture manufacturers requirements.

3.2 INSTALL SANITARYWARE

Fit and install sanitaryware and associated screens, elements and hardware, plumb, true to line and rigid, to the fixture manufacturer's requirements. Supply standard chrome plated brass wastes and plastic plugs on chrome plated chains with all basins, tubs and baths. Seal between all sanitary fixtures and floors, wall linings, fixtures and the tops they are in, the tops of wall linings to NZBC E3/AS1, 3.2.

3.3 INSTALL TAPWARE

Install tapware in accordance with the tap manufacturer's requirements. Flush out on completion. Check that washers or ceramic discs are operating correctly.

3.4 INSTALL SHOWER CUBICLE

Install to NZBC G1/AS1, NZBC E3/AS1 and in accordance with shower manufacturer's details and requirements. Ensure that screens and doors fit closely and accurately. Test for water egress around sides and base. Seal shower wall lining penetrations (shower head, shower hose, mixer, taps etc) to NZBC E3/AS1, Fig 6.

3.5 TEST

Test soil and waste disposal systems to ensure no leakage exists and leave in working order.

3.6 ENSURE

Ensure all sanitary plumbing fittings and pipework are complete and operational.

3.7 EQUIPOTENTIAL BONDING METALLIC FIXTURES

Before enclosing, co-ordinate with electrician to provide for equipotential bonding to metallic water pipes and metallic sanitary fixtures using an earth bonding conductor to requirements of NZBC G12/AS1, 9.0 Equipotential Bonding and/or AS/NZS 3000, 5.6 Equipotential Bonding.

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7410 RAINWATER SPOUTING SYSTEM

1 GENERAL

Refer to 1213 SELECTIONS/drawings for specific product, material, accessories and finish selections.

1.1 LIAISON

Ensure liaison with associated installations to ensure material selections are compatible and required flashing work is completed.

1.2 ELECTROLYTIC ACTION

Avoid electrolytic action by eliminating contact or continuity of water between dissimilar metals.

2 PRODUCTS

2.1 PVC-U SPOUTING

Profile, jointing, brackets and fittings brand matched and complete to the spouting manufacturer's specifications.

2.2 PVC-U DOWNPIPES

Tubes, stand-off brackets and fittings brand matched and complete to the manufacturers specifications.

3 EXECUTION

3.1 INSTALL PVC-U SPOUTING AND DOWNPIPES

Fit and screw fix brackets, set to falls to outlets. Ensure solvent welded or rubber ring jointed spouting sections are complete with all fittings to the spouting manufacturer's requirements. Screw fix stand-off brackets, set pipes plumb and clear of the wall, solvent welded. Discharge into stormwater bends.

3.2 ENSURE

Ensure rainwater services are operational, flashings complete and the building weathertight.



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7420 SANITARY WASTE SYSTEM

1 GENERAL

Refer to 1213 SELECTIONS/drawings for specific product, material, accessories and finish selections.

1.1 QUALIFICATIONS

Carry out work by or under the direct supervision of a certifying person under the Plumbers, Gasfitters and Drainlayers Act 2006.

2 PRODUCTS

2.1 PVC-U WASTE, SOIL AND VENT PIPES

PVC-U pipe, complete with fittings brand-matched to the pipe manufacturer's requirements.

2.2 EXPOSED PIPES AND TRAPS

As selected and to the following details:

- chrome plate on copper pipes and associated copper and brass fittings
- stainless steel pipe and associated fittings
- PVC, PE polyethylene or polypropylene pipe, including all associated fittings.

3 EXECUTION

3.1 EXECUTION GENERALLY

Carry out sanitary plumbing work and tests as applicable to one of the following:

- NZBC G13/AS1 or
- AS/NZS 3500.2, as modified by NZBC G13/AS3

3.2 ELECTROLYTIC ACTION

Avoid electrolytic action by eliminating actual contact or continuity of water between dissimilar metals.

3.3 INSTALL TRAPS, WASTE AND VENT PIPES

Connect waste outlets to traps and run waste pipes and back vents concealed, sized and fixed to one of the following:

- NZBC G13/AS1 or
- AS/NZS 3500.2, as modified by NZBC G13/AS3

Discharge wastes into floor waste gully, drainage system stack, soil pipe, or gully trap as shown. Bird proof mesh to roof vents and vermin proof mesh to untrapped waste pipes.

3.4 PENETRATIONS

At penetrations through constructions provide and fit collars and escutcheon plates to match pipework. Exterior roof and wall penetrations to NZBC E2/AS1.

3.5 TEST

Test soil and waste disposal systems to NZBC G13/AS1 or AS/NZS 3500.2, section 15 Testing of sanitary plumbing and sanitary drainage installations, to ensure no leakage exists and leave in working order.

3.6 ENSURE

Ensure all sanitary plumbing fittings and pipework are complete and operational.

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7430 DRAINAGE SYSTEMS

1 GENERAL

Refer to 1213 SELECTIONS/drawings for specific product, material, accessories and finish selections.

1.1 QUALIFICATIONS

Carry out work by or under the direct supervision of a person registered under the Plumbers, Gasfitters and Drainlayers Act 2006.

1.2 AS BUILT DOCUMENTS

Supply a 1:100 as-built drawing to the BCA and the owner on completion.

2 PRODUCTS

2.1 MATERIALS

Concrete:	17.5 MPa prescribed grade.
Reinforcement:	Grade 300 deformed bars.
PVC-U pipes:	PVC-U pipes bends, junctions, fittings and joints.
Field drains:	Plastic pipes for field drains perforated and coiled with filter fabric over.
Drainage/filling materials	
Granular fill:	Clean gravel or crushed stone or a blend of these. Particle size from minimum 7mm to maximum 20mm.
Selected fill:	Fine grain soil or granular material suitable for bedding, excluding topsoil.
Ordinary fill:	Top soil or other excavated materials.

2.2 FITTINGS

Gully traps complete with grating:	To NZBC G13/AS2, 3.3 Gully traps, or AS/NZS 3500.2, 4.6 Gullies, as modified by NZBC G13/AS3
Strip drain channel:	Proprietary, modular, variable invert, PVC-U or precast concrete drainage channel sections and drainage sump, embedded in site concrete and fitted with selected metal gratings.

3 EXECUTION

3.1 EXCAVATE

Excavate for drains to a firm even base with correct gradients set in straight runs.

3.2 MANUFACTURER'S REQUIREMENTS

All drainage installations to the pipe and fitting manufacturer's requirements.

3.3 EXECUTION GENERALLY - WASTEWATER

Carry out drainage work as applicable to one of the following:

- NZBC G13/AS2 or
- AS/NZS 3500.2

3.4 LAY WASTEWATER DRAINS

Lay drains in straight runs to correct gradients, to discharge into the NUO's sewer. Set inspection fittings on a concrete base.

3.5 INSTALL GULLY TRAPS

Set in a minimum 75mm thick concrete with top surround 25mm above paving and 75mm above other surfaces.

3.6 TESTING - WASTEWATER

Test to one of the following:

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- NZBC G13/AS1, 7.1 Test Methods or
- AS/NZS 3500.2, section 15 Testing of Sanitary Plumbing and Sanitary Drainage Installations

Field test drains for watertightness to the satisfaction of the BCA inspector.

3.7 BACKFILL

Backfill drain lines in 100mm layers, well tamped but without disturbing the drains. Finish off garden areas with 150mm of topsoil, slightly mounded above the finished ground line. Public roads and footpaths to be made good to the controlling authority requirements.

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7700 ELECTRICAL

1 GENERAL

Refer to 1213 SELECTIONS/drawings for specific product, material, accessories and finish selections.

1.1 COMPLY

Comply with the Electricity (Safety) Regulations 2010, AS/NZS 3000 for listed and prescribed work and with the NUO's requirements. Apply for the service connection. Arrange for the required inspections of listed work. Pay all fees.

1.2 QUALIFICATIONS

Electrical workers holding a current Practising Licence (with an appropriate Registration class) to carry out prescribed electrical work. An Electrical Worker who holds a Trainee Limited Certificate or a Limited Certificate to be supervised by a licensed electrical worker with an appropriate Registration class.

1.3 ELECTRICAL CERTIFICATE OF COMPLIANCE

At the completion of electrical work provide a Certificate of Compliance (CoC) to Electricity (Safety) Regulations 2010, regulation 65-67. Provide a copy to the Contract Administrator and NUO prior to connection and when required to the BCA for Code Compliance.

- Arrange for the NUO to inspect before the meter installation, listed work inspection, polarity check and supply becoming live.
- Arrange for an inspector to inspect high risk electrical work as required by Electricity (Safety) Regulations 2010,regulation 70 High-risk prescribed electrical work to be inspected.

1.4 ELECTRICAL SAFETY CERTIFICATE

Provide an Electrical Safety Certificate (ESC), as required by the Electricity (Safety) Regulations 2010, Reg 74A, to the owner and when required the BCA. To be provided no later than 20 working days after connection, prior to Practical Completion.

1.5 SAFETY OF INSTALLATION

When required by the Electrical (Safety) Regulations 2010, before installation work commences, provide a Certified Design to Electrical (Safety) Regulations 2010, regulations 58. This will may not be required for domestic installations or Low Risk Work.

2 PRODUCTS

2.1 METER BOARD / DISTRIBUTION BOARD / SUB BOARD

Proprietary manufactured meter board complete with flashing kit. Proprietary manufactured distribution board in accordance with AS/NZS 3000 2.10 Switchboards, complete with neutral and earth busbars, MCB's, RCD's, main switch and, if required, additional isolation switches. All protective devices: 6kA MCB's of the appropriate rating. Fit to board manufacturer's requirements where detailed. Recess into wall and ensure fire containment properties of the enclosure is maintained.

2.2 MAIN SUPPLY

Excavate, lay underground mains to NUO and AS/NZS 3000 Table 3.6, Under-Ground Wiring Systems - Minimum Depth of Cover, requirements. Install cable marker, back fill. Public roads and footpaths to be made good to the controlling authority requirements.

2.3 CABLES

Tough plastic sheathed copper conductors. Minimum sizes are indicated below. Increase these as necessary due to method of installation, cable length or load to AS/NZS 3000 Section 3 Selection and Installation of Wiring Systems.

Lighting circuits:	1.5mm2 on 10 amp MCBs for domestic construction
Power circuits:	2.5mm2 on 16 amp MCBs for domestic construction

2.4 ELECTRICAL ACCESSORIES

As selected and to the following details:

Switch units

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	Minimum 16 amp, 230 volt flush polycarbonate units. For number of switches per unit, dimmer units, neon (indicator or toggle) units, locator units and 2-way units refer to the electrical drawings.
Switched socket units:	10 amp, 230 volt flush polycarbonate 3 pin combined switch units.
Hot water system switch:	One way 20 amp switch complete with clamp for flexible PVC conduit.
Stove/range socket outlet and switch:	32 amp, 230 volt flush polycarbonate 3 pin combined switch unit, with remote isolating switch.

2.5 DOMESTIC SMOKE ALARMS

Type 1 Inter-connected smoke alarm system to NZS 4514 including multi-sensor smoke alarm, photoelectric smoke alarm and if required heat alarm. Complete with required components including accessible hush-button, internal or external battery for hardwired systems or sealed battery for wireless systems.

2.6 DEGREES OF PROTECTION - DAMP CONDITIONS

For electrical equipment installed in classified zones (baths, showers, and other fixed water containers), provide a degree of protection to AS/NZS 3000, clause 6.2.4.1.

Zone 0	IPX7
Zones 1 and 2	IPX4
Zone 3	no specific degree of protection

Refer to AS/NZS 3000, Table 6.1 for requirement for selection and installation of electrical equipment.

2.7 EXTERIOR LIGHT FITTINGS

Weather protection minimums:

- IP54 for protected areas under eaves or verandahs etc.
- IP55 for exposed areas not subject to pressurised water (hoses).
- IP66 for areas subject to pressurised water or major splashing.
- IP67 for inground lights
- IP68 for submerged pool fittings

2.8 EXTERIOR SWITCHES AND SWITCHED SOCKET UNITS

Exterior grade, weather protected, switches and sockets to IP56 minimum. Sockets fitted with safety shutters behind socket pins, and all products able to be padlocked off or on.

2.9 EV CHARGING OUTLETS

Mode 2, Mode 3 or Mode 4 electric vehicle charging outlet socket to AS/NZS 3000, 7.9 Supplies for electric vehicles.

3 EXECUTION

3.1 CABLING

Install to AS/NZS 3000 Section 3 Selection and Installation of Wiring Systems, with a maximum of 10 light outlet units or 6 switched socket units on any circuit. Separate circuits for all electric heating appliances. All cabling run concealed. No TPS cable laid directly in concrete. Locate holes in timber framing for the passage of cables at the centre line of the timber member ensuring cables are located minimum 50mm from the surface of a wall, roof, ceiling or floor, where they are fixed in position to AS/NZS 3000, 3.9.4.

Provide main earth and equipotential bonding to AS/NZS 3000, section 5, including (if in project) for at risk; structural steel, light steel framing, concrete reinforcing (if bath, shower, swimming/spa pool involved), conductive pipes (& connected metalwork like SS sinks), conductive elements within 1.25m of swimming/spa pool edge.

3.2 INSTALL SWITCH AND SOCKET UNITS

Fit single and double switch units and socket units level and plumb where shown on the drawings. Install at the following heights (to the centre of the unit) unless shown otherwise on the drawings or to match existing.

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Switch Units:	1000mm above floor
Socket Units:	400mm above floor
	150mm above work benches

Mount switches vertically and socket units horizontally. Label switch units which control electrical equipment by engraving on the rocker switch.

3.3 INSTALL LIGHT FITTINGS

Install selected light fittings in the locations and heights shown on the drawings and in accordance with the fitting manufacturer's requirements.

Install recessed fittings to manufacturer's instructions, AS/NZS 3000, 4.5.2.3 Recessed Luminaires, and NZS 4246. Residential recessed light fittings to AS/NZS 3000, 4.5.2.3.5:

- Existing fittings or retrofit situations, fittings maybe unmarked.
- New fittings can only be labelled - CA 80, CA 90, CA 135, IC, IC-F, & IC-4.

3.4 ELECTRIC HOT WATER SYSTEM

Install to manufacturer's requirements and to AS/NZS 3000, 4.8.2 Water heaters. Wire as a separate circuit through a wall-mounted isolating switch, with the cable from switch to element encased in flexible PVC conduit, clamp fixed at each end.

3.5 AIR CONDITIOING & HEAT PUMP SYSTEMS

Connect to electricity supply to manufacturer's requirements and to AS/NZS 3000, 4.19 Air Conditioning & Heat Pump Systems. Any system incorporating a compressor shall be provided with a lockable isolating switch installed adjacent to the unit.

3.6 COOKING APPLIANCES

Install cooking appliances to manufacturer's requirements and to AS/NZS 3000, 4.7 Cooking appliances. Provide a switching device to all cooking appliances that have an open cooking surface such as a hob in a visible and accessible position within 2m of appliance, but not in prohibited location, refer to Figure 4.17.

3.7 INSTALL DOMESTIC SMOKE ALARMS

Install Type 1 domestic, inter-connected smoke alarm system to NZS 4514 and to manufacturer's requirements, fitted neatly and without damage to the surrounding finish.

3.8 INSTALL EXTRACT SYSTEMS

Install extract fans, rangehoods, ducts and grilles to NZBC G4/AS1 and manufacturer's requirements.

Household extracts for cooktops, showers and baths to have a minimum flow rate (in fans and ducts) to NZBC G4/AS1 of:

- 25 L/s for showers and baths
- 50 L/s for cooktops

3.9 ELECTRIC FITTINGS AND EQUIPMENT

Install and wire selected fittings and equipment to the individual fittings and equipment manufacturer's requirements and AS/NZS 3000. Refer to the drawings for required layouts and locations for equipment.

3.10 COMPLETION

Leave all fittings, lamps and tubes operational, with equipment and diffusers clean.

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