



CONSTRUCTION SEQUENCING GUIDE



Building design and construction is no small undertaking at any scale and every project comes with their own challenges having an understanding of what might occur throughout the construction of your project can provide ease of mind and enable to you to be aware of imminent issues before your project is delay. Effective project management through the construction stage mitigates construction cost risks and ensures effective communication with consultants and the builder at every stage of project delivery.

TYPICAL CONSTRUCTION PROCESS

Each construction process is unique and will be influenced by different construction methods, builder and project manager preferences, project scale, design requirement and site conditions. However a typical building sequence will be similar to the following:

- Excavate site platform
- Set-out the footings, excavate and pour
- Form up and pour the floor slab
- Set-out and construct house frame (timber, brick, block, steel)
- Erect the roof framing/trusses
- Fix roof cladding
- Install external windows, plumbing and electrical (rough in)
- Finish internal and external walls
- Internal fit out, including services
- Landscaping

NOTIFY CERTIFIER

- Construction should always begin with the consultation of your certifier (this is done to ensure timeframes for the application process, inspections are mutually understood to mitigate any issues that may hinder the progress of your project)

CLEAR SITE

- Remove unwanted vegetation from the site
- Level the site as per specifications (excavator may be required)
- Erosion and sediment control devices installed

TEMPORARY POWER AND WATER

- Prior to construction you will need temporary electricity, water supply and ablution facilities

SET OUT

- Can be done by a surveyor, concreter, carpenter, bricklayer (accuracy is necessary to avoid expensive mistakes)
- Accuracy with distances from boundaries to the building are crucial (these will be checked for compliance with building regulations by the certifier)

EXCAVATION OF FOOTINGS

- Site to be excavated for footings
- Steel for the foundations is fixed into position
- The engineer, certifier or both will inspect the footings prior to concrete being poured

FOOTING INSPECTION

- Give notice (usually 24 to 48 hours) to the certifier
- If used, the engineer, will also require notice



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UNDER FLOOR DRAINAGE SERVICES

- Before footings are poured drainer is required to install pipework going under the floor (i.e. wastewater drains or water supply)

POURING THE FOOTINGS

- Concrete for footings poured as soon as possible after inspection

UNDER FLOOR DRAINAGE INSPECTION

- Underfloor drainage will need to be inspection prior to covering the pipes with slab or floors with low clearance (less than standing)
- Give notice (usually 24 to 48 hours) to the local government plumbing inspector.
- Drainer usually gives notice, clarify this with drainer

MAIN DRAINS

- The sewerage and stormwater is usually installed around the time of the slab pour or sub-floor is construction
- The sewerage and stormwater can also be installed after all the brickwork and/or cladding and internal linings are complete

MAIN DRAIN INSPECTION

- Give notice (usually 24 to 48 hours) to the local government plumbing inspector prior to backfilling trenches

ELECTRICAL SERVICES

- Electrical services may need to put in or under the slab or behind brickwork
- A licensed electrician is required

PREPARATION OF SLAB

- Base walls or fully braced edge boards are placed to form the perimeter of the slab.
- Under slab area is built up with compacted fill
- Termite treatment system is put in place
- Under floor services are positioned to plan (generally only drainage pipe work)
- The waterproof membrane placed in position
- Any edge boards for recesses or step-downs are positioned and braced.
- Service penetrations through the waterproof membrane are sealed

TERMITE TREATMENT

- Approved termite mesh, reticulated delivery system for chemical poison or other acceptable form of treatment is required.
- Retain the treatment certificate for future reference.

SLAB INSPECTION

- Give notice (usually 24 to 48 hours) to the certifier

POURING SLAB

- If you allow the concretor to supply their own material ensure they keep all docket also ask for concrete test results

WALLS AND FLOOR FRAMING

- For a timber or brick veneer house you will require a carpenter
- For a block or cavity brick house you will require a bricklayer
- If your project has block or cavity brick walls and a timber framed floor you will require both



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ROOF FRAMING

FRAME INSPECTION

- Give notice (usually 24 to 48 hours) to the certifier

GUTTERING AND DOWNPIPES

- the fascia and bargeboards and gutters are fixed after wall and roof framing is complete
- Fall gutters to the correct downpipe positions.
- Ensure gutters are in place before any roofing goes on.
- Connect downpipe 'droppers' to temporary downpipes and pipe any rainwater away from the footings

ROOF

- Install roof sarking prior to fixing roof battens.
- Fix roof battens
- Fix roofing

WINDOWS AND EXTERNAL DOORS

- Windows are to be fixed as soon as possible after roofing
- Ensure flashings are used where required
- Fix external door frames

SERVICES

Before fixing any wall sheeting is fixed or cavity brick or block walls go up it will be necessary engage the following contractors:

- A plumber and drainer to fix pipes into walls, connect up to the mains, and test for leaks
- An electrician to wire for the power, lighting systems and fire detectors required
- Wiring should also be done for communication and data now
- Ducting is to be installed for mechanical systems

PLUMBING ROUGH-IN AND ELEVATED DRAIN INSPECTION

- Give notice (usually 24 to 48 hours) to the local government plumbing inspector

BRICKWORK - EXTERNAL WALLS

- Fix sarking to external walls
- Build veneer to outside

INTERNAL LININGS

- Internal linings fitted by a plasterer (ensure that all plumbing and electrical work is correct first)

JOINERY

- Fix all internal doors, skirtings, architraves, shelving, kitchen cupboards, vanities and other cupboards

WET AREA FLASHINGS

- After the walls are sheeted, an accredited waterproofing system must be used to seal the walls and floors of shower recesses
- A copy of the waterproofing certificate must go to the building certifier.



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FLOOR AND WALL COVERS

- Tile all floors (when tiling the floors in wet areas, be sure that the floor is sloping to the floor waste)
- Cover floors in chosen finish

PAINTING, INTERNAL AND EXTERNAL

- An experienced painter will finish the internal and external surfaces and rectify minor imperfections in the finished surface (ensure that the painter leaves paint to use for touch-ups, or include in the contract a requirement for the Painter to come back to do the touch-ups after all trades have been through)

SHOWER SCREENS, MIRRORS AND ROBE DOORS

- After the painter and tiler are finished the shower screens, mirrors and aluminium framed sliding robe doors can be fitted

FINAL FIT-OUT FOR PLUMBING

- Fit all wastes and taps to sinks and tubs, and install toilets and the hot water service
- Check the sewage has been connected and ensure all stormwater drainage is in place

FINAL PLUMBING AND DRAINAGE INSPECTION

- Give notice (usually 24 to 48 hours) to the local government plumbing inspector

FINAL FIT-OUT FOR ELECTRICAL

- Electrician to fit all switches, power points and wire up all electrical fittings

PERIMETER TERMITE TREATMENT

- A durable notice describing chosen termite treatment system and maintenance requirements must be permanently fixed to the building
- Perimeter treatments will need to be redoing if soil beside or adjacent to the building, or the concrete cap, is disturbed

FINAL INSPECTION

- Give notice (usually 24 to 48 hours) to the certifier
- Disconnect temporary services.