



Government of South Australia
SA Housing Authority

SAHT Fixtures and Fittings Schedule

For Class 1A Buildings

Version: 2020

SAHT FIXTURES & FITTINGS SCHEDULE - CLASS 1A BUILDINGS

NATSPEC SIMPLE DOMESTIC Reference	ITEM Description	SPECIFICATION REQUIREMENTS	RESPONSE FROM BUILDER Brand of Product
0342 LIGHT STEEL FRAMING	1. GENERAL Steel stud walls	Include timber framing in wet area stud walls for future grab rails as documented in drawings.	
0382 LIGHT TIMBER FRAMING	1. GENERAL Timber frame walls	All timber is to be H2 termite treated structural timber. Include timber framing in wet area stud walls for future grab rails as documented in drawings	
0421 ROOFING	1.2 MATERIALS Skylights	Solatube 160mm diameter and 290mm diameter Skylights with square frosted ceiling fixture. Skylight to comply with 6 star energy report or deemed to satisfy energy efficiency report. Where possible, locate on southern side of roof. East, north and west facing roof for solar PV and solar hot water.	
0421 ROOFING	1.2 MATERIALS Roof ventilators and membranes	Provide pliable membrane on underside of roof cladding to reduce moisture and mould. Kitchen, bathroom and laundry, vent to outdoor air, exhaust fan with damper. Where possible, locate ventilators on southern side of roof.	
0451 WINDOWS AND GLAZED DOORS	2.1 GENERAL Aluminium framed windows and sliding doors	Powder coated aluminium framed glazed windows and doors. Windows and glazed doors are to comply with energy rating report. All openable sashes are to be fitted with seals. Fit aluminium framed flyscreens with aluminium fly wire to all openable sashes.	
0453 DOORS AND ACCESS PANELS	2.1 DOOR FRAMES Timber door frames	External Door Frames ex 150mm x 50mm seasoned Australian hard wood (planted door stops not allowed). Internal Door Frames ex preprimed 32mm MDF with HWD timber planted door stops <i>OR</i> ex 125mm x 32mm seasoned Australian hardwood with HWD planted door stop. Fit frosted laminated glass to side lights.	
0453 DOORS AND ACCESS PANELS	2.1 DOOR FRAMES Aluminium door frames	External Door Frames ex 100mm x 50mm powdercoat aluminium for swing doors. External Sliding Glazed Doors to manufacturers details. Fit frosted laminated glass to side lights.	
0453 DOORS AND ACCESS PANELS	2.1 DOORS External doors and internal doors	External Solid core 40mm flush panel preprimed door. Fit bottom seal to door. Fit foam seals around door frame where door meets. Internal (excluding WC and Bathroom) Solid core 35mm flush panel preprimed door. WC and Bathroom Hollow core flush panel preprimed door.	
0453 DOORS AND ACCESS PANELS	3.1 SECURITY SCREEN DOOR Aluminium door	Powdercoated aluminium framed security door with 70mm x19mm powdercoat frame. Fit 0.8mm stainless steel marine grade 316 wire, 11x11 strands per 25mm square. Powdercoat finish to wire with 10 year warranty. Single lever handle with powdercoat finish. Fit powdercoat auto door closer to top of door.	
0453 DOORS AND ACCESS PANELS	3.3 SLIDING INTERNAL DOORS Cavity sliding doors	Timber frame cavity sliders installed to manufacturers details	
0454 OVERHEAD DOORS	1.1 STANDARD Garage and carport roller doors	Colorbond Roller Doors installed to manufacturers details complete with adjacent power GPO. Curtain length to be 300mm longer than roller door opening. Panel Lift Doors with remote opening when specified on plan. Tilt Up Doors not allowed.	
0455 DOOR HARDWARE	1.1 HINGES External doors Internal doors WC and Bathroom doors	External Door Hinges 100mm x 75mm x 2.5mm loose pin zinc plated metal butt hinges. Internal Door Hinges (Excluding WC an Bathroom Hinges) 85mm x 60mm x1.6mm loose pin zinc plated butt hinges. WC and Bathroom Hinges 2 lift off hinges per door. Solid Core Doors 3 hinges per door. Hollow Core Doors 2 hinges per door.	

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0455 DOOR HARDWARE	1.1 LOCKSETS Lever handle locksets generally 1000mm above floor level	Front and Back Door Lockable keyed alike and master keyed to SAHT requirements. Internal Doors (Excluding WC and Bathroom) Passage set. WC and Bathroom Privacy set. Cavity Slider 2 recessed 100mm pull handles. Security Screen Door Lockable with internal snib, keyed alike with different combination to the external main doors. Garage Roller Door Keyed external with free snib internally. For keyring and locks, refer to - Documentation, Appendix 2 SAHT construction requirements for Class 1A buildings.	
0455 DOOR HARDWARE	2.1 INSTALLATION Door stops	Fit door stops to all swing doors.	
0467 GLASS COMPONENTS	2.1 MIRRORS Bathroom and ensuite	900mm high x 750mm wide polished edge mirror mounted above vanity unit.	
0467 GLASS COMPONENTS	2.2 SHOWER SCREEN Bathroom and ensuite	2000mm high aluminium powdercoat framed glazed shower screen with clear Grade A safety glass. Refer to floor plan for dimensions and sizes. Fit 19mm chrome stainless steel corner curtain rail fixed to shower screens and hung from ceiling.	
0467 GLASS COMPONENTS	2.3 GLASS BALUSTRADES Dwellings with 2nd storey balcony	Aluminium framed glass balustrades fixed to 2nd storey balcony to manufacturers specification. Proprietary 1050mm high above finished floor level. Clear Grade A safety glass.	
0471 THERMAL INSULATION AND PLIABLE MEMBRANES	3.1 GENERAL Wall, ceiling and floor insulation	Provide glass wool insulation as required to comply with the energy rating report. External Stud Walls Install R2.5 bulk insulation and fit breathable pliable membrane sarking between stud face and sheet cladding. Ceiling Install R4 bulk insulation with 50mm minimum insulation side clearance to LED downlights.	
0511 LINING	1. GENERAL Plasterboard linings, skirtings and architraves	Internal Walls 10mm flush plasterboard. Internal Wet Area Walls 10mm WR flushed plasterboard or 6mm flushed JH Villaboard or similar (fibre cement sheet). Ceilings 10mm flush ceiling plasterboard (CSR Superceil OR similar). Cornices 55mm plain cove plasterboard unless nominated otherwise. Skirtings Provide 70mm x 19mm preprimed plantation pine floor skirtings to all non wet area rooms. Architraves Provide 60mm x 19mm preprimed plantation pine architraves to all windows and doors. Provide sealing around skirtings and architraves.	
0551 JOINERY	3.2 JOINERY ASSEMBLIES Kitchen cupboards, laundry cupboards, linen cupboard, broom cupboard and wardrobes Refer to drawings for extent of joinery.	Kitchen Bench tops: 33mm post formed or 40mm pencil round laminate tops. Doors and drawers: 16mm laminate with 2mm ABS edging, drawers with metal runners, 16mm melamine shelves. Fit 150mm high nominal x 16mm laminate plinths to front, exposed back and exposed ends of cupboards. Overhead cupboards 16mm laminate with ABS edging, 16mm melamine shelves. Laundry Bench tops 33mm post formed or 40mm pencil round laminate tops. Doors 16mm laminate with 2mm ABS edging. 16mm melamine shelves. Fit 150mm high nominal x 16mm laminate plinths to front, exposed back and exposed ends of cupboards. Linen and broom Doors 16mm laminate with 2mm ABS edging, 16mm melamine shelves. Fit 150mm high nominal x 16mm laminate plinths to front, exposed back and exposed ends of cupboards. Wardrobes Laminate full height wardrobes with laminate end panels. Sliding 12mm laminate doors in aluminium framing on aluminium tracks OR hinged 16mm laminate hinged doors with 100mm high laminate plinth. Provide 19mm chrome hanging rails and 16mm melamine shelves.	

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0572 MISCELALANEOUS FIXTURES AND APPLIANCES	1.1 COMPONENTS Kitchen	<p>Hot Plate Provide 600mm wide solid element hotplate. White Chef CHS642WA or similar provided by a distributor and supported supplier of parts in South Australia, with 2 year warranty.</p> <p>Underbench Oven White Chef CVE612WA 60cm electric built-in fan forced oven or similar provided by a distributor and supported supplier of parts in South Australia, with 3 year warranty.</p> <p>OR alternatively if specified on plan: Cooker Provide 540mm wide all electric upright cooker, white Chef CFE533WB or similar provided by a distributor and supported supplier of parts in South Australia, with 2 year warranty.</p> <p>Range Hood 600mm wide fixed range hood vented to outside air, Chef White CRF610WA or similar provided by a distributor and supported supplier of parts in South Australia, with 40 litres per second minimum flow and 2 year warranty.</p> <p>Stainless Steel Sink 3 bedroom or smaller - provide a 1 and half bowl plus single drainer 4 bedroom or larger - provide a double bowl plus single drainer. Sink Tap - Chrome brass mixer tap - 265mm minimum. Mixer taps to have red/blue indicators.</p>	
0572 MISCELALANEOUS FIXTURES AND APPLIANCES	1.1 COMPONENTS Laundry	<p>Trough Provide 45 litre with cabinet underneath.</p> <p>Trough Tap Wall mounted breeching piece, swivel outlet and 2 No. 15/12.7mm stop cocks (chrome brass).</p> <p>Washing Machine Taps 2 x No. 15/12.7mm right angle washing machine cocks (chrome brass). Taps to have 5-7 year warranty and are to be 4 star WELS compliant. Floor trap required under cabinet.</p>	
0572 MISCELALANEOUS FIXTURES AND APPLIANCES	1.1 COMPONENTS Bathrooms and ensuites	<p>Bathtub 1525mm long acrylic, white colour.</p> <p>Bath Tap Wall mounted bath set 12.7mm with breecher and 100mm fixed outlet (chrome brass).</p> <p>Vanity 900L x 500mm depth x 570mm height laminate cupboard with double doors. Basin - 8 litre ceramic basin connected to P trap concealed in stud wall. Basin Tap - Mixer tap (chrome brass).</p> <p>Shower Tap Mixer tap connected to shower rose (chrome brass). Mixer taps to have red/blue indicators. Taps to have 5-7 year warranty and are to be 4 star WELS compliant.</p> <p>Shower Rose Hand held 3 star WELS rated shower rose on 800mm long vertical rail. Chrome brass rail and shower rose with double wound metal chrome hose.</p> <p>Toilet Suite Back to wall ceramic pan with separate slimline plastic cistern. The toilet cistern shall be 4.5/3 litre flush with a bottom inlet valve. Pan and cistern white.</p> <p>Cistern Tap No. 15/12.7mm angle type Stop Cock with c.p. connection to cistern (chrome brass).</p> <p>Towel Rail 600mm long double towel rail 800mm above floor, provide concealed trimmers for fixing.</p> <p>Toilet Roll Holder Surface mounted stainless steel toilet roll holder, fix maximum 300mm in front of pan and maximum 650mm above floor level.</p> <p>Soap holder Chrome brass. Provide a strip drain in shower.</p>	

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0572 MISCELALANEOUS FIXTURES AND APPLIANCES.	1.1 COMPONENTS Water closet (WC)	<p>Toilet Suite For accessible toilet in bathroom: Off the wall ceramic pan with separate slimline plastic cistern. When 2nd toilet: Back to wall close coupled cistern. The toilet cistern shall be 4.5/3 litre flush with a bottom inlet valve. Pan and cistern white. Cistern tap - No. 15/12.7mm angle type Stop Cock with c.p. connection to cistern (chrome brass). Hand basin - Provide a ceramic wall basin (3 to 4 litre) with inbuilt overflow. Colour white.</p> <p>Basin Tap Mixer tap (chrome brass) with red/blue indicators. Taps to have 5-7 year warranty and are to be 4 star WELS compliant.</p> <p>Towel Ring 200mm diameter towel ring 800mm above floor, provide concealed trimmers for fixing.</p> <p>Toilet Roll Holder Surface mounted stainless steel toilet roll holder, fix maximum 300mm in front of pan and maximum 650mm above floor level.</p>	
0572 MISCELALANEOUS FIXTURES AND APPLIANCES	1.1 COMPONENTS Interior lighting	<p>LED Battern Holder lights To be used for interior lighting and located in accordance with electrical plans. Globes are to be replaceable with 9-15w globes that meet requirements. LED globes are energy efficient, cost effective, resistant to breakage and longer lasting</p>	
0572 MISCELALANEOUS FIXTURES AND APPLIANCES.	1.1 COMPONENTS External taps	<p>Standpipes Provide 2 double headed standpipes to front and rear yard, No. 15/12.7mm rough body nickel, tee head, screw nose bibcock (cold only). Taps not to be attached to exterior house wall. Refer to site plan for tap locations.</p> <p>Hot Water Unit No. 15/12.7mm Stop Cock (cold only).</p>	
0572 MISCELALANEOUS FIXTURES AND APPLIANCES	1.1 COMPONENTS Clothes line	<p>1 & 2 Bedroom Single 2.2m wide x 1.2m deep fold down clothesline.</p> <p>3 Bedroom and Larger Double 2.2m wide x 1.2m deep fold down clothesline. Refer to site plan for location.</p>	
0572 MISCELALANEOUS FIXTURES AND APPLIANCES	1.1 COMPONENTS Letterboxes	<p>Single Dwelling Dwellings shall be provided with a pillar letterbox with a dwelling number not less than 75mm in height. The number shall be in a contrasting colour to its substrate.</p> <p>Group Dwelling Group sites shall be provided with a group masonry letterbox. All group residences shall be provided with a dwelling number located on the wall adjacent the front entry door. Dwelling and letterbox numbers are to be 75mm in height in a contrasting colour to its substrate. Refer to site plan for letterbox location. Refer to Colour Schedule for letterbox selection.</p>	
0572 MISCELALANEOUS FIXTURES AND APPLIANCES.	1.1 COMPONENTS Heating in colder climates	<p>A room storage heater (heat bank) shall be installed in housing built in the following areas.</p> <p>Adelaide Hills/Barossa/Mid North/ Kangaroo Island Includes the following towns - Aldgate, Balhannah, Brukunga, Hahndorf, Kangarilla, Littlehampton, Lobethal, Meadows, Mount Barker, Nairne, Williamstown, Woodside, Angaston, Auburn, Eudunda, Kapunda, Lyndoch, Nuriootpa, Riverton, Saddleworth, Tanunda, Clare, Freeling, Spalding, Kingscote.</p> <p>South East Includes the following towns - Beachport, Kingston SE, Lucindale, Millicent, Mount Burr, Mount Gambier, Nangwarry, Naracoorte, Padthaway, Penola, Robe and Tarpeena. The type of heater installed shall be sized to suit and installed in accordance with the manufacturers requirements.</p>	
0572 MISCELALANEOUS FIXTURES AND APPLIANCES.	1.2 PROPRIETARY STAIR SYSTEM 2 storey residence stair	<p>1000mm wide minimum width over all staircase. 900mm between handrail and wall. MDF or Pine plywood stairs to manufacturers details. Stair lock on top stairs. Provide a 40mm to 50mm diameter handrail on stand off brackets. Top of handrail 900mm above stair nosing OR 1000mm high above nosing proprietary balustrade with 40mm to 50mm diameter handrail to top. Provide P3 slip resistance non slip nosing's for internal stairs. Enclosed stairwells, refer to design plan.</p>	
Internal Blinds	1.1 Window treatments	Internal blinds must be provided to all front windows of all properties.	

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0621 WATERPROOFING WET AREAS	2.1 PRODUCTS Membrane System	Internal Wet Areas Provide liquid membrane under tile waterproofing membrane to all wet areas. Ardex Superflex WPM 001 applied to manufacturers details by a licenced water proofer or similar approved product.	
0631 CERAMIC TILING	2.1 MATERIALS Floor tiles and wall tiles	Wet Area Floor Tiles R10 (P4) slip resistance matt porcelain tiles, size not specified. Bathroom falls - 1:100 minimum generally with minimum 1:60 fall in shower. Allow for strip drain in shower suitable for water management overflows. Aluminium angles at tile/different floor material junction. Wet Area Wall Tiles Plain white gloss – 600mm x 300mm shower only, other walls size not specified. Porch and Balconies R10 (P4) slip resistance porcelain tiles, size not specified. Kitchen Splash Back Plain gloss white. Refer AS4586-2013 Slip resistance classification of new pedestrian surface materials.	
0651 RESILIENT FINISHES	3.2 SHEET VINYL FLOORING Heterogeneous Sheet Vinyl (Acoustic Backed)	Vinyl Heterogenous Sheet Wear layer no less than 0.50mm Total thickness no less than 3.10mm Width of sheet no less than 4m Slip resistance no less than R10 Wear group no less than T Comply to Australian Fire standards.	
0652 CARPETS	1.1 MATERIALS Carpets	Carpet Cut Pile Cabled Heat Set Twist Broadloom Solution Dyed Nylon UV Stabilised Gauge no less than 1/8" Width no less than 3.66m Primary backing to be Woven Synthetic Secondary Backing to be Synthetic Jute Backing system is Dual Latex bonding Static Generation (AS 2834) < 3.0KV Light Fastness no less than L6 Rating Wear no less than Residential Extra Heavy Duty including Stairs. Underlay Total Thickness no less than 8mm Total weight not less than 75kg/m ³ Foam Underlay no less than 183cm wide. Comply to Australian fire Standards	
0654 ENGINEERED PANEL FLOORS	1.1 MATERIALS Proprietary timber flooring boards	Prefinished floating timber laminate strip floor boards layed on concrete over floating floor underlay. Refer to drawings if applicable. The product should have AC3/23 abrasion rating for heavy duty residential use and a 10 year residential warranty.	
0671 PAINTING	2.1 PAINTING MATERIAL External painted surfaces (use water based acrylic paints) Internal painted surfaces (use low VOC emitting water based acrylic paints)	External Surfaces External timber - 1 coat of primer and 2 coats of acrylic exterior low sheen top coats. External rendered wall sand FRC board - 1 coat of sealer and 2 coats of acrylic exterior low gloss top coats. External PVC - Degrease with an approved degreaser and apply 2 coats of acrylic exterior low gloss top coats. External zincalume metal - One coat of metal primer and 2 coats of acrylic exterior low gloss top coats. External primed structural steel - 1 coat of solvent undercoat and 2 coats of semi-gloss exterior alkyd enamel. Internal Surfaces Walls - 1 coat of latex sealer and 2 coats of interior low gloss acrylic top coats. Walls wet areas - 1 coat of latex sealer and 2 coats of interior semi gloss acrylic top coats. Internal ceilings and cornices - 1 coat of latex sealer and 2 coats of interior flat acrylic top coats. Internal wet area ceilings and cornices - 1 coat of latex sealer and 2 coats of interior low sheen acrylic top coats. Internal timber - 1 coat of latex wood primer, 1 coat of solvent bourne undercoat and 2 coats of full gloss alkyd enamel.	
0702 MECHANICAL DESIGN AND INSTALL	1.1 AIR CONDITIONING DESIGN Provision for future air conditioners	Provide external 20 amp waterproof isolating switch or switches on external walls adjacent all living areas, 1000mm above floor level. Provide 15 metres of cable wired back to the distribution board and coiled in the roof space adjacent to the roof access panel. See Part B - Documentation, Appendix 2 SAHT construction requirements for Class 1A buildings.	

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0802 HYDRAULIC DESIGN AND INSTALL	2.3 COLD AND HEATED WATER Hot water unit (HWU) Electric only and provided by a distributor and supported supplier of parts in South Australia Refer to site plan for HWU location	<p>Solar Hot Water Service Provide an electric boosted lo-line solar hot water service. Provide roof mounted solar collectors 1000mm wide x 2000mm long connected to mains pressure electric hot water unit located on the ground (electric boosted). Electric boost to be connected to off-peak. Orientate solar collectors on north or west facing roof. Comply with manufacturers maximum pipe length between solar collectors and HWU cylinder. Provide on off switch to HWU. Connect HWU to an 'off peak controlled load' tariff meter. 2 bedroom house - 270 litre HWU cylinder with 140 litre electric boost or similar capacity, and 2 solar collectors. 3 bedroom house - 325 litre HWU cylinder with 170 litre electric boost or similar capacity, and 2 solar collectors. 4 bedroom house or larger - 410 litre HWU cylinder with 220 litre electric boost or similar capacity, and 3 solar collectors. Provide 5 year supply warranty on HWU cylinder and solar collectors. Provide 3 years labour warranty on cylinder and 1 year labour on solar collectors. 3 year supply and labour on other parts.</p> <p>OR</p> <p>Heat Pump Provide a heat pump hot water service in accordance with manufacturers requirements Provide on/off switch to HWU. Connect HWU to daytime tariff meter 1-2 bedroom house - Small (less than 200L) 3 bedroom house - Medium (between 200-300L) 4 or more bedroom house - Large (more than 300L) Provide 5 year supply warranty and 3 year labour warranty.</p> <p>Temperature control For hot water delivery temperature control requirement, refer to Part B - Documentation, Appendix 2 SAHT construction requirements for Class 1A buildings.</p>	
0802 HYDRAULIC DESIGN AND INSTALL	2.6 RAINWATER TANKS Poly rainwater tank sized in accordance with council requirements	<p>Poly Rainwater Tank to be installed in accordance with the engineering designed stormwater system and connected to the toilet cistern. Refer to civil design plans. For stormwater system requirements refer to Part B - Documentation, Appendix 2 SAHT construction requirements for Class 1A buildings.</p>	
0902 ELECTRICAL DESIGN AND INSTALL	2.1 GENERAL Electrical work (refer to electrical plans for extent of work)	<p>Meter Box Single and Row Residences - provide individual recessed meter boxes. Group Sites - provide individual electricity meters for each residence in freestanding group meter box and include landlord meter, refer to Part B - Documentation, Appendix 2 SAHT construction requirements for Class 1A buildings. Include individual 'off peak controlled load' tariff meters for each residence connected to solar/electric hot water unit. Provide internal distribution boards suitable for all residences, allow for additional fuses.</p> <p>GPOs and Light Fixtures GPOs and light fixtures are to be white. For locations refer to plans.</p> <p>NBN For provision for NBN, refer to clause 2.6 <i>Telecommunications</i> in <i>Appendix 2 SAHT construction requirements for Class 1A buildings</i>.</p> <p>Solar Photovoltaic and Battery Individual house on single allotment. Provide the following: A second meter box for future installation of a meter for metering solar and battery with conduit to 4 modules for future installation of solar PV array (up to 5KW), grid connected inverter, battery and battery gateway. Group housing site: Refer to site electrical plan for wiring requirements. On each dwelling provide the following: Meter box for future installation of a meter for metering solar and battery with conduit to 4 modules for future installation of solar PV array (up to 5KW), grid connected inverter, battery and battery gateway. Refer also to clause 2.5 <i>Electrical</i> in <i>Appendix 2 SAHT construction requirements for Class 1A buildings</i>.</p>	
0902 ELECTRICAL DESIGN AND INSTALL	2.1 GENERAL Site lighting	<p>Group Sites Refer to site lighting design plans. For luminaire selection and bollards refer to Part B - Documentation, Appendix 2 SAHT construction requirements for Class 1A buildings.</p>	