

Sample Residential Design Specification

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1 General

1.1 This specification sets out minimum design requirements for single-storey residential units submitted for review. It applies to new construction and to major renovations.

1.2 All drawings shall be submitted in DXF format with dimensions in millimetres. Areas in this specification are expressed in square metres measured to the centre-line of walls.

1.3 Where a requirement in this specification conflicts with a local regulation, the more stringent requirement applies. The reviewing engineer may grant written exemptions.

1.4 Terms: a habitable room is a living room, bedroom, study or kitchen. Bathrooms, stores and corridors are non-habitable spaces.

2 Drawing Standards

2.1 Walls shall be drawn on layer WALLS. Room boundaries shall be closed polylines on layer ROOMS, with the room name as a text entity placed inside the boundary on layer ROOM_NAMES.

2.2 Doors shall be inserted as blocks on layer DOORS, scaled so that the block width equals the clear opening width. Windows shall be drawn on layer WINDOWS along the external wall.

2.3 Every plan shall carry overall dimensions on layer DIMENSIONS and a title block stating the plan reference, scale and units on layer ANNOTATION.

2.4 Line weights, text heights and colours are at the designer's discretion provided the drawing remains legible when printed at A3.

3 Corridors and Circulation

3.1 Circulation routes shall be continuous and free of steps. Floor finishes in corridors shall be slip resistant.

3.2 The clear width of any internal corridor shall be not less than 1100 mm, measured between wall centre-lines.

3.3 Corridors shall be provided with artificial lighting achieving at least 100 lux at floor level, with switching at each end of the corridor.

3.4 The travel distance from the door of any habitable room to the unit's main exit shall not exceed 18 metres.

4 Doors

4.1 Doors serving habitable rooms shall provide a clear opening width of not less than 800 mm.

4.2 Doors to bathrooms and stores shall provide a clear opening width of not less than 750 mm.

4.3 Door hardware shall be lever-operated and mounted between 900 mm and 1050 mm above finished floor level.

4.4 Bathroom doors shall be capable of being opened from outside in an emergency.

5 Room Sizes

- 5.1** Each bedroom shall have a floor area of not less than 9.5 square metres.
- 5.2** The living room shall have a floor area of not less than 13.0 square metres.
- 5.3** The kitchen shall have a floor area of not less than 5.5 square metres, with a continuous worktop of at least 2 metres.
- 5.4** A study, where provided, shall have a floor area of not less than 6.5 square metres.
- 5.5** No habitable room shall have any internal dimension smaller than 2100 mm.

6 Daylight and Ventilation

- 6.1** Every habitable room shall have at least one window in an external wall.
- 6.2** The glazed area of windows serving a habitable room should be at least 10 percent of the floor area of that room.
- 6.3** Bathrooms without a window shall be provided with mechanical extract ventilation rated at not less than 15 litres per second.
- 6.4** Kitchens shall have mechanical extract over the cooking area in addition to any window.

7 Fire Safety

7.1 A mains-powered smoke alarm with battery backup shall be installed in the corridor and in the living room.

7.2 A heat alarm shall be installed in the kitchen. Smoke alarms shall not be installed in kitchens.

7.3 Internal doors on the escape route shall be self-closing where the unit exceeds 100 square metres in total floor area.

8 Submission and Review

8.1 Submissions shall include the DXF drawing, this checklist completed by the designer, and a schedule of room areas.

8.2 The reviewer will respond within 10 working days. Non-compliant items will be listed with the clause number they fail.

8.3 A resubmission addressing all listed items will be reviewed within 5 working days.