

Site Buildings

General Specifications

General specifications are produced as a guide only. Instant Transportable Offices produces buildings to a high standard of quality and finish. You should consider visiting our production facilities so we can show you how our buildings are manufactured and the range of optional finishes that are available both internally and externally.

All of our site buildings are manufactured to comply with the National Construction Code including Energy Efficiency requirements. This ensures your building will be able to achieve a building permit if required.

NON-CYCLONIC BUILDINGS

Region A (non-cyclonic) buildings are typically for areas other than in the Northern parts of Australia. Most metropolitan areas or eastern inland areas. For wind region locations please refer to our website.

FLOOR SYSTEM

- Steel transportable floor base structure, engineer designed.
- Tilt tray winching points (4 of) built in
- Hiab/Crane lifting points (4 of) built in
- Structural steel coated in two coats of red-oxide
- Aquatite 19mm structural flooring, termite treated
- Insulfloor under-floor insulation included

WALL STRUCTURE (EXTERNAL)

- 100mm thick SIP wall panel construction
- Colorbond external corners
- Tek screw construction, no rivets to structural wall fastenings

WALL STRUCTURE (INTERNAL)

- 50mm SIP wall panel construction to internal walls
- Aluminium internal corners/trims as required

ROOF STRUCTURE

- Econodek 150mm SIP roof construction with colorbond roofing (Surfmist)
- Colorbond roof flashings (Deep ocean blue)
- Skillion roof pitched at 3 degrees

CEILINGS

- Pre-finished smooth ceilings internally
- Nominal 2400mm ceiling height raking to 2600mm (approx.)
- Aluminium cornices to ceilings, coloured

WINDOWS & DOORS

- Powder-coated aluminium windows with flyscreens and key lockable. Colour: White
- Commercial steel entry doors with a welded steel door frame, powder-coated in Surfmist. Weather seals to doors
- Kaba keyed lever entry sets to all external doors
- Gate hooks to all external doors
- Redicote hollow core internal doors, painted to match Surfmist with Kaba passage lever sets installed

CYCLONIC BUILDINGS

Cyclonic buildings are typically for the North West Coastal areas. For wind region locations please refer to our website.

FLOOR SYSTEM

- Steel transportable floor base structure, engineer designed cyclonic specification.
- Tilt tray winching points (4 of) built in
- Hiab/Crane lifting points (4 of) built in
- Structural steel coated in two coats of red-oxide
- Aquatite 19mm structural flooring, termite treated
- Insulfloor under-floor insulation included

WALL STRUCTURE (EXTERNAL)

- 100mm thick structural Insulated wall panel construction, for Region D2
- Colorbond external corners
- Tek screw construction, no rivets to structural wall fastenings
- Galvanised steel top/bottom plates to walls
- Galvanised steel reinforcing posts integrated into the wall structure as required by the structural engineer
- Additional screw and rivet fixing to wall top/bottom plates as directed by the structural engineer

WALL STRUCTURE (INTERNAL)

- 50mm SIP wall panel construction to internal walls
- Steel painted internal corners/trims as required

ROOF STRUCTURE

- Steel framed or insulated panel cyclonic roof construction
- Trimdek roofing fastened with square-lok cyclonic roof screws (When required)
- R4.0 ceiling batt insulation (Steel framed roofs only)
- Colorbond roof flashings (Deep ocean blue)
- Skillion roofs pitched at 3 degrees
- Pre-finished plywood ceiling linings internally
- Nominal 2400mm level ceilings throughout
- Aluminium cornices to ceilings (Surfmist)

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WINDOWS & DOORS

- Powder-coated aluminium windows with cyclonic specification glazing. Flyscreens and windows key locked. Colour: White
- Cyclonic debris screens with stand off brackets supplied and installed to windows (unless noted otherwise)
- Commercial steel entry doors with a welded steel door frame, powder-coated in Surfmist. Weather seals to doors
- Kaba keyed lever entry sets to all external doors
- Gate hooks to all external doors
- Redicote hollow core internal doors, painted to match Surfmist with Kaba passage lever sets installed

GENERAL FIT OUT

- Coat hooks, supplied and installed where indicated on floor plans
- IPG toilet partitioning system to areas as indicated on floor plans. Toilet cubicles feature a toilet roll dispenser, coat hook and privacy indicator set.
- Vanity mirrors installed above all hand basins, 600x450mm framed, silver.
- Paper towel dispensers included as shown on the floor plan drawings.
- Chrome towel rails included as shown on the floor plan drawings.
- 1200mm kitchen sink/cabinet unit with stainless steel sink & drainers. White cabinets with 2 doors and draws below.
- Laminated cabinets with square edged tops to the size and location shown on floor plans. Single set of 4 draws to 1800mm long cabinets. Bow handles to all doors/draws. Standard colour range applies.
- Armstrong Quantum Commercial grade 2.0mm vinyl floor covering or to all areas marked as vinyl on the floor plan. Colour: Grey.
- Armstrong Accolade safe Commercial grade 2.0mm slip resistant vinyl to wet areas covered 100mm up wet area walls. Colour: Grey

OPTIONAL – Commercial grade carpets internally.
Additional costs may apply.

AIRCONDITIONING

Included to all buildings as standard where indicated on the floor plan.

- Teco reverse cycle wall mounted A/C units as shown on the floor plan. Sizes nominated based on building/room sizes.

OPTIONAL – upgrade to split system A/C units including Teco, Fujitsu or Daikin brands.

PLUMBING

- Plumber's registration board permit & certification of works included.
- Water service – cold and/or hot water service to buildings when required.
- Water service connection to a single point as nominated on the floor plan.
- Drains to terminate below floor level at each fixture location unless specified otherwise.
- Floor wastes - to be installed in the location as shown on the floor plan drawings.
- Kitchen sinks-s/steel, single bowl with drainer.
- Seima Flick mixer tapware to kitchen sinks.
- Electric Storage, Electric Instant or Gas Instant HWS units as specified when shown as included.
- Toilet suites-Caroma Concorde Uniset, acrylic cistern with vitreous china pans.
- Disabled toilet suites-- care suite with vitreous china cistern and pan. Compliant backrest included.
- Disabled WC Fit out to AS1428.1-2009 including grab rails, coat hook, shelf, door closer and signage.
- Disabled SHOWER Fit out to AS1428.1-2009 including folding shower seat, compliant tapware, handrails, shower rail and curtain track.
- Stainless Steel urinals as indicated on the floor plan drawings.
- Stainless Steel wall mounted hand basins
- Seima tapware to basins, showers, WM taps.
- 900x900 fibreglass shower enclosures with plastic shower curtains.
- 45L troughs with cabinet under to the location as shown on the floor plan drawings.

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ELECTRICAL

- Electrical installation to comply with AS3000
- Single phase internal distribution board
- Internal electrical wired to the switchboard inside the building.
- Single connection point externally.
- RCD's installed to all circuits as required.
- LED Downlights
- LED batton light fittings internally where indicated on the floor plan drawings.
- Ceiling bayonet points internally where indicated on the floor plan drawings.
- Single/Double GPO's throughout as indicated on the floor plan drawings.
- Wall mounted exhaust fans as indicated on the floor plan drawings.
- 240v Smoke detectors as indicated on the floor plan drawings.
- Illuminated emergency exit lighting included as indicated on the floor plan drawings

OPTIONAL SERVICES (NOT INCLUDED UNLESS SPECIFIED OTHERWISE)

- Development Application/Approvals
- Building Permit Application/Approvals
- Energy Efficiency Certifications
- Structural Engineers Certifications
- Transport
- Onsite Setup of buildings
- Service Connections – Power/Water/Sewer/Telstra

ENERGY EFFICIENCY COMPLIANCE

Compliance with the Energy Efficiency Standards in the National Construction Code 2016 requires an individual assessment to be undertaken for each building. Costs for this assessment are not included in our quotation unless specifically noted and itemised accordingly.

A site plan clearly showing the buildings proposal location and a north point must be provided before an assessment can be carried out.

OPTIONAL ITEMS (NOT INCLUDED UNLESS SPECIFIED OTHERWISE)

- Vandal resistant externally security lighting
- Data/Communcations Points
- HDMI Points for wall/ceiling mounted TV's or Projectors
- Split system reverse cycle A/C units
- Commercial grade carpet
- Alarm systems
- Fire Extinguishers
- Furniture & Appliances