

# Master Specification for Major Building Works – Tranche 5 - Updates Overview – November 2023

## Introduction

Updates have been rolled out for the fifth tranche of updates for the specifications for Major Building Works.

The following worksections have been updated:

- 01 General Requirements
- 03 Groundworks
- 06 Structural Steel
- 30 Water
- 40 Communications
- 45 General Mechanical Requirements
- 46 Mechanical Systems
- 47 Mechanical Equipment
- 48 Air Coils
- 49 Chillers - Combined
- 50 Cooling Towers
- 51 Ductwork
- 52 Ductwork Insulation
- 53 Air Grilles
- 54 Mechanical pipework
- 55 Mechanical pipework Insulation
- 56 Water Treatment
- 57 Building Management Systems
- 58 Mechanical Commissioning
- 59 Mechanical Maintenance
- 69 Referenced Documents

FEEDBACK; If you have any suggestions for improvement, such as additional or modified text for the Master Specification for Major Building Works, please contact the Manager Specification Services, e- mail to [specification.services@nt.gov.au](mailto:specification.services@nt.gov.au)

## Updates

- All updated worksections have Australian Standards etc, and Definitions, presented in tables.
- References to the National Construction Code are to the 2022 edition unless a different edition is explicitly cited.
- References to BCA changed to NCC.
- Minor editorial changes to clarify requirements, and to update URLs.

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| DIPL<br>Internal<br>worksection<br>reference<br>number | CLAUSE | TOPIC  | CHANGE   |
|--|--------|--|--|
| <b>01</b>  |        | <b>GENERAL REQUIREMENTS</b>  |  |
|  | #.2    | Sub-surface investigations   | GPR requirements made explicit.  |
|  | #.6    | Contractors submissions  | Contractor performance reflected in Contractor Performance Scorecard   |
|  | #.6.2  | Contractors submissions - Suitability                                    | All submissions to be received and approved before release of Hold Points.<br>All required submissions to be received and approved as a Condition Precedent to Practical Completion. |
|  | #.6.8  | Contractors submissions – Building Permits                               | Section 40 Structural Certificate and Building Permit provided before works commence.  |
|  | #.6.9  | Contractors submissions – Building Occupancy Certification               | Provision of Occupancy Certificate is a Condition Precedent to Practical Completion.   |
|  | #.6.10 | Contractor submissions - Handover  | Requirements made explicit.  |
|  | #.6.11 | Contractor submissions – Maintenance during the Defects Liability Period | Requirements made explicit.  |
|  | #.6.13 | Contractor submissions – Project Control Plan                            | PCP not required if QA is required for project.  |
|  |        |  |  |
| <b>03</b>  |        | <b>GROUNDWORKS</b>   |  |
|  | #.2    | Sub-surface investigations   | GPR requirements made explicit.  |
|  | #.     |  |  |
| <b>06</b>  |        | <b>STRUCTURAL STEEL</b>  |  |
|  | #.3.4  | Contractor’s submissions – Project Control Plans                         | PCP not required if QA is required for project.  |
|  |        |  |  |
| <b>30</b>  |        | <b>WATER</b>   |  |
|  | #.1.6  | General – Safe trays for water units                                     | New clause.  |
|  | #.8.5  | Accessories - Accessories schedule                                       | Schedules – New Houses – Generic Revision, current version cited – deleted Revision 1.   |
|  |        |  |  |
| <b>40</b>  |        | <b>COMMUNICATIONS</b>  |  |
|  | #.1.4  | General – Telecommunications cabling                                     | Updated URL for NTG Data and Voice Cabling Standard  |

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|--|----------|--|--|
| <b>45</b>  |          | <b>GENERAL MECHANICAL REQUIREMENTS</b>   |  |
|  |          |  | Minor editorial changes.                                   |
|  | #.1.4    | General - Noise  | Options changed.   |
|  | #.2.1    | Inspections - Notice   | Minor edit.  |
|  | #.6      | Contractor's submissions   | Significant edits, plus cross referencing to other clauses |
|  | #.8      | Work as-installed drawings   | Types of documents listed                                  |
|  | #.9      | Samples  | Requirements made explicit                                 |
|  | #.10     | Operations and Maintenance Manual  | Requirements made explicit                                 |
|  | #.12     | Log books  | Requirements made explicit                                 |
|  | #.13     | Products   | Requirements made explicit                                 |
|  | #.17     | Concrete plinths   | Requirements made explicit                                 |
|  | #.18.2.1 | Access for maintenance –<br>Elevated services other than in occupied areas –<br>Access classifications | Requirements made explicit                                 |
|  | #.19     | Building penetrations  | Requirements made explicit                                 |
|  | #.22.2.2 | Mechanical switchboards<br>- Construction - Form of segregation  | New sub-sub-clause   |
|  | #.22.5   | Mechanical switchboards<br>– Switchboard testing   | New sub-clause   |
|  | #.25     | Identification, marking, and labelling   | New hold point   |
|  | #.27     | Testing  | New hold points and witness points                         |
| <b>46</b>  |          | <b>MECHANICAL SYSTEMS</b>  |  |
|  |          |  | Minor editorial changes.                                   |
| <b>47</b>  |          | <b>MECHANICAL EQUIPMENT</b>  |  |
|  |          |  | Minor editorial changes.                                   |
|  | #.5.2    | Chilled water air handling units – Unit construction   | Requirements for access doors made explicit                |
|  | #.5.6    | Chilled water air handling units – Electrical  | Requirements for EC motors made explicit                   |
|  | #.5.7    | Chilled water air handling units – Control   | Dedicated DDC controller required                          |
|  | #.7.8    | Fans - Electrical  | Requirements for EC motors made explicit                   |

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| <b>48</b>  |        | <b>AIR COILS</b>  |  |
|  |        |   | Minor editorial changes.   |
| <b>49</b>  |        | <b>CHILLERS - COMBINED</b>                                  |  |
|  |        |   | Minor editorial changes.   |
|  | #.1    | General   | MEPS requirements made explicit – changes flow on to other clauses |
| <b>50</b>  |        | <b>COOLING TOWERS</b>                                       |  |
|  |        |   | Minor editorial changes.   |
|  | #.5.1  | Cold water basins - Construction                            | Sealing requirements made explicit                                 |
| <b>51</b>  |        | <b>DUCTWORK</b>   |  |
|  |        |   | Minor editorial changes.   |
| <b>52</b>  |        | <b>DUCTWORK INSULATION</b>                                  |  |
|  |        |   | Minor editorial changes.   |
| <b>53</b>  |        | <b>AIR GRILLES</b>  |  |
|  |        |   | Minor editorial changes.   |
| <b>54</b>  |        | <b>MECHANICAL PIPEWORK</b>                                  |  |
|  |        |   | Minor editorial changes.   |
|  | #.31.4 | Underground piping – Pipe surrounds                         | Requirements made explicit   |
| <b>55</b>  |        | <b>MECHANICAL PIPEWORK INSULATION</b>                       |  |
|  |        |   | Minor editorial changes.   |
|  | #.5.7  | Products - Phenolic, polyurethane and polyisocyanurate foam | Injected foam specified  |
| <b>56</b>  |        | <b>WATER TREATMENT</b>                                      |  |
|  |        |   | Minor editorial changes.   |
| <b>57</b>  |        | <b>BUILDING MANAGEMENT SYSTEMS</b>                          |  |
|  |        |   | Minor editorial changes.   |
|  | #.1    | General   | Evidence of conformance of components to be provided if requested  |

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|---|---------------|---------------------------------|--------------------------|
| <b>58</b>   |               | <b>MECHANICAL COMMISSIONING</b> |                          |
|   |               |                                 | Minor editorial changes. |
| <b>59</b>   |               | <b>MECHANICAL MAINTENANCE</b>   |                          |
|   |               |                                 | Minor editorial changes. |
| <b>69</b>   |               | <b>REFERENCED DOCUMENTS</b>     |                          |
|   |               |                                 | References updated       |
|   |               |                                 |                          |