

# Timbermode home buyers guide



Timbermode



FRAEMOHS  
HOMES

[fraemohs.co.nz](https://fraemohs.co.nz)

# 1. Why choose Fraemohs?



Fraemohs believes in building homes, not just houses. A home is much more than four walls and a roof. Home is where family and friends get together to celebrate milestones, where your child learns to crawl, then walk, then throw a rugby ball. Home is where the memories of your life are made.

For more than 50 years we have welcomed thousands of homeowners into our family and have been privileged to be part of many heartfelt memories. We understand how important a home is and that building a new home is a big investment. To ensure your peace of mind, we use only the very best materials, local expertise and experienced tradespeople to create sustainable, solid homes that stand the test of time.

Building with Fraemohs gives you reassurance. All our team are experienced professionals, from our management staff to our valuable trade partners. Your home is your biggest asset, so there is simply no room for error. We work with proven technologies, quality materials and reliable people, so you can have confidence that your home will continue to perform long after you have passed it onto the next generation.

You'll also be surprised at how many items charged elsewhere as extras are included in your Fraemohs home, such as quality carpets and superior fittings and appliances. We know how to maximise value and minimise stress. You can expect the best from us, and with our team committed to creating the latest in living solutions, you can be confident you'll get the home of your dreams.

Fraemohs Homes is a registered Master Builder, and offers a Master Build Guarantee with every home we build.







- New Zealand owned and operated
- No hidden extras
- Building green
- Fixed price contracts
- One-stop solutions
- Excellent supply partners

## Our founder

Monni Fraemohs arrived in New Zealand from Denmark with a passion for Danish design and quality. He was inspired by New Zealand's natural environment and plentiful exotic timber, and in 1968 he started Fraemohs Homes with a vision to share his passions, and to create homes Kiwis would love.

More than five decades, and thousands of houses both locally and internationally later, we still operate from the same Christchurch site. While Monni has moved on, Fraemohs remains locally owned and true to Monni's founding principles – excellence in design and quality.



### Custom design

Our plan or yours; our sales consultants walk you through the process of designing a home that is just right for you.



### Local expertise

As locals, we understand Canterbury's unique building challenges like no-one else. Our team's expertise will ensure that you get the best home for you and your family.



### Decades of experience

We all know that building your new home is one of the most important decisions you will ever make, so let us show you what over 50 years of experience can do!



## 2. Designing your home



### Design considerations

When positioning your home on your section, you need to consider a number of factors including:

- The topography of your site
- The prevailing wind direction
- The room layout you want to achieve
- Access to the site from the street and
- Where outdoor living areas will be positioned

Home orientation is crucial, and needs to factor in a range of less obvious considerations, including the vegetable garden!

In general, to achieve the best orientation for passive home heating, your living, family and dining rooms should face north. You want these rooms to be the sunniest rooms in your home.

Your kitchen and the space where you have your breakfast are usually best facing east. This means they benefit from early morning sun throughout the year and will be cooler in the late afternoon when you are cooking your evening meal.

Clients often ask us for all the bedrooms in their homes to have sun but sometimes this is not possible, or desirable. For example, bedrooms that face the east or south will be cooler in the late afternoon and evening, making them more comfortable for summer sleeping, especially for children who tend to go to bed when the sun is still up.

West-facing rooms get low angled late afternoon sun and require some shading to prevent overheating and glare. Meanwhile, south-facing rooms receive the least light and are best suited for use for bathrooms, laundries and garages.

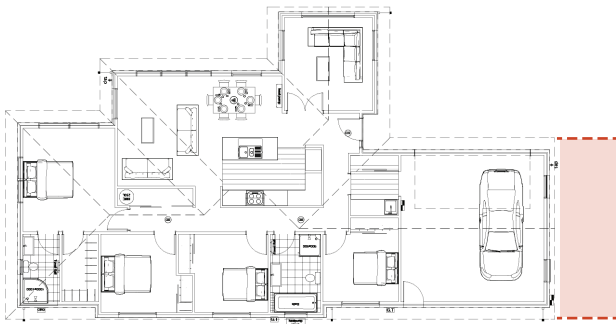


## Changing plans

We have an extensive plan range that you can use as inspiration for your new home. You might find one of our plans that is perfect as-is, or one that would be ideal with a few changes.

We are all individuals, with different requirements and tastes. We want your home to be the best it can possibly be for you, and we will support you through the design process to achieve this.

There are a few things that you need to be careful of when changing a plan to make sure you don't exceed your budget.



As an example, you might really like the Wairau plan from our Fraemohs First range as the overall layout really suits you, but you would love a larger garage and master bedroom.

An economical way of achieving this is by 'stretching' the house in a way that minimises complications to the roofing and walls. In the example above we are widening the garage.

Along with the size and shape of the floor plan, the roof style and claddings can have a significant effect on the overall build cost.

Hip roofs are the most cost-effective option, while a monopitch roof like on our Nikau model above is at the higher end cost-wise. A gable roof is less expensive than monopitch, and has more of a premium look than a hip roof (see our Wairau plan above).

To balance cost and style, you might consider a hip roof with feature gables that face towards the street.



For your claddings, you are able to pick any of the commercially available, BRANZ approved options for your house. Here is a list of common examples in rough order of cost (low to high):

- Brick
- Board and batten
- Pine weatherboard or shiplap
- Plaster/rendered finish (we recommend Sto)
- Linea, Stria, Titan panel (fibre cement claddings by James Hardie)
- ColorSteel (horizontal or vertical)
- Cedar shiplap or weatherboards

Don't be daunted by any of this! Your Fraemohs Sales Consultant is very experienced and will guide you through every step of the design and material selection process.

Our standard ("Classic") specification is a great starting point, and is carefully designed to balance cost and style. Most of our clients use this as a starting point and change a few things here and there as needed. Easy!

## What we need from you

- Your favourite plan
- Budget
- Geotech report (if you don't have one we can assist with this)
- Site levels (if you don't have one we can assist with this)
- Covenants
- LIM
- We also like to know about any must-haves and nice-to-haves that you have been thinking about for your home.

# 3. Eco options



## Building to maximise energy efficiency

In most cases, Mother Nature sends more than enough energy and resources bumping into or swirling around our houses to supply all our day-to-day needs. The problem is that we just let most of it pass us by! We get the electricity we need from the national grid, the water from our council, and we also send our waste to council treatment plants. We can reduce or remove this reliance on third parties, and with careful planning we can get significant benefits for little cost.

There are many ways to improve the energy efficiency of your home. Your Fraemohs sales consultant is very knowledgeable in this area (that's why they work for Fraemohs) and can help you come up with a plan to maximise your energy efficiency based on the aspects that are most important to you, along with any budget constraints.



### Energy efficient

Having an energy efficient home is good for two reasons – you spend less, and you reduce the burden on our (increasingly scarce) resources.





## Passive heating and cooling

This is the first step – utilising free renewable sources of energy such as the sun and the wind to heat, cool, light and ventilate your home. A focus on this part of the design can help lower the ongoing running costs for your household.

To make the most of the warmth from the sun you will need to have large windows facing north or northwest to capture the sun, and keep south-facing windows to a minimum. Our Nikau plan is a great example of this principle. You may also want to consider a covered patio or verandah on the north side like on our Fantail plan, as this allows maximum solar gain in the winter (when you need it) when the sun is lower, but helps block out the sun higher in the sky in the summer (when you don't!).

In the warmer months you need to ensure you can easily ventilate your house to cool it. Having higher windows on the north side plus windows you can open along the south side means that the warm air in the house rises and leaves via the high windows, and is replaced by cooler air from the shaded side.

Your sales consultant can guide you in this, while also taking into account other important factors such as views, access, etc.

## Storing heat

Another way to smooth out the peaks and troughs in temperature fluctuations is to introduce thermal mass into your home. A thermal mass works to absorb heat when it is warm, reducing energy needed to cool your house, and releases it later when it is cooler, reducing energy needed to heat it.

A neat way to improve the thermal efficiency of your home is to utilise the thermal mass of a concrete foundation. If you're going to have one of these anyway, why not make the most of it? By not covering it up with carpet, it can absorb the sun's radiation during the day and release the energy as heat at night. Grinding and polishing the concrete provides a hardwearing floor that is also an amazing design feature.



## Keeping it in

This is self-explanatory; once your house is warm and comfortable you want to keep it that way without using a lot of energy. You'd be surprised at how inexpensive it is to upgrade the insulation in your house, or even change your standard framing to 140mm wide. If your budget is restrictive, you could offset the cost of these upgrades by trimming just 3-4 square metres off the overall size of the house. What's more, you will continue to get this benefit throughout the lifetime of the house.

Windows are an important consideration when thinking about energy efficiency because they transfer heat more readily than other parts of your home. All our homes come standard with modern double glazing, which is a massive improvement compared to yesteryear, and there are additional upgrades to be considered to improve them further.



Around a quarter of our clients choose to invest a little more in their windows. Common upgrades, in rough order of least expensive to most expensive are outlined below:

- Low-E glass, and argon gas fill
- Thermally broken aluminium joinery (with or without Low-E and argon)
- PVC joinery – double glazed (with or without Low-E and argon)
- PVC joinery – triple glazed (with or without Low-E and argon)

### Use it wisely

You will need to use some energy in the day-to-day running of your household. Good decisions regarding energy use when planning your build can make a big difference down the track.

Some examples:

- If you need to heat your home, make sure you're doing it efficiently. You receive triple the return in warming from a heat pump than you contribute in electrical energy.
- Choose your appliances carefully. A more energy efficient fridge might be more expensive up front, but over the life of the fridge you will make significant savings than if you bought the less expensive one.
- LED lighting. This is the obvious choice these days due to the low running cost and long lifespan, and is standard on all Fraemohs builds. Almost all of our kitset clients choose to have these installed also.

You should also think about the other appliances you use in your home. Carefully choosing your washing machine, dishwasher, and your tapware can have a big effect on your water consumption. As climate change begins to bite in the next few years water conservation will only become more important.



**Cosy and warm**

## FAQ

### What solar systems do we have on offer?

Eco systems are very specific to your needs, we will have a special consultation with you to meet your requirements.

### Is it expensive?

We will work with you on the options available, there are many options to enhance your home, we will work with you and your budget to meet your needs.

### Can I have PVC windows?

Yes our suppliers have these as an option, we will work with you on all the options so you can look at what best suits your needs and budget?





## Off-grid living: the ultimate freedom

What was once the domain of uber-greenies and doom-sayers is slowly becoming mainstream. One of the benefits of over 50 years in business is that we get to experience and understand long term shifts in our industry by listening to our clients. More and more, people are looking for freedom from power bills, from service outages, and from pricing uncertainty. Add into that uncertainty around climate change, economic upheaval, and energy availability... you get the idea. Going off grid is one solution, and the good news is that the options for this are better than ever! The first thing to note is that you don't need to go totally off-grid. You can cherry-pick some areas to invest in where it makes sense for you.

### Electricity

Once you've digested everything in the Energy Efficiency section above, the next step is to work out where your main electricity source will be from. There are lots of options, but the main ones we deal with are grid supplied power (obviously), solar panels supplementing grid supply, and totally off-grid solar supply with batteries. You can also integrate additional sources like wind turbines, and we have even had a client build their own Pelton wheel! There has never been a better time to explore these options. As a rough idea for budgeting purposes, you should allow ~\$15k for a grid-tied solar system to suit a 3-4 bedroom house. A fully off grid solution with lithium-ion batteries will nearly double that figure. It's a long payback period, but you do get the freedom from power companies, and in areas where the grid supply is prone to outages, being your own power generator is a definite bonus.

### Water supply

You'll need collection tanks and a pump if you are planning on collecting rain water from your roof or if you have a low pressure supply from the road. We'll need to know the size and number of tanks so this information can be included in the consent documentation.

If you're planning on collecting water in the roof we'll need to change the downpipes from ColorSteel to PVC, as water can pool in the downpipes for long periods of time. The good news is that we can now source PVC downpipes and spouting in a range of colours. Of course, you can always paint them if you want to.

### Septic, wastewater and stormwater

This is relatively straightforward, as most properties outside of cities and townships need to deal with their own waste. The industry is large and established and is used to travelling to remote locations.

One change we are seeing is the trend toward worm farm style septic systems as these don't need power – a complication for normal style septic systems that use an electric pump to move waste between chambers. We've used Natural Flow on a number of these projects now and they have been great. We also get occasional requests for composting toilets, which we are happy to accommodate.

One thing to consider with septic systems is the location and size of the disposal field. The disposal field needs to be set back from waterways and you need enough free space to fit it in. The supplier of the system typically does the design work also, and they determine the size of the disposal field based on the demand (occupancy measured by number of bedrooms) and the ability of your soil to absorb the output.

We recommend budgeting \$12-14k for a smaller septic system to suit a two bedroom house, and \$14-18k for a 3-4 bedroom house. If travel is a big factor you might need to allow a bit more in your budget to cover this. If you're extending your home or adding a second dwelling, it's quite likely that your existing septic system will need upgrading for the additional load, or replacing altogether.

Your stormwater flow will go into a soak pit or a natural waterway if you have one nearby. This needs to be designed and consented. A drainlayer looks after the physical work on site.

We can look after this whole package of work for our full build clients.



# 4. The build process



## Construction starts

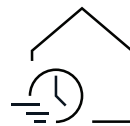
Once consent is issued the construction will begin. Everything will be set in stone as far as the look and construction of your home, and that barren plot of land you've purchased will be prepped and ready to become the site of your new home. Keep in mind that site prep can be impacted by weather conditions and other incidents out of our control, we will work with you and keep you involved in the programming. It can be exhilarating to see the rough shape of your home on your property for the first time. Expect a lot of excavators and heavy equipment to come with this stage. Workers will be busy clearing, excavating, and levelling the lot according to your plan.

## The "Three Fs"

The "Three Fs" stand for footings, foundation and framing. You'll hear us talking about "pouring the footings", which refers to the construction of the part of the foundation that supports the main loads from the house. Once footings are in place and have been inspected, our team will pour the concrete slab. Once this has cured your foundation is complete, and is ready to support the framing and all the other parts of your house.

As the name implies, the walls and roof will be "framed" out with timber. You can think of this as the skeleton of your home. Once framing is complete, an inspector will come out again to verify that everything complies with the building code. After that we install the building wrap or rigid air barrier – the first step in weatherproofing your home.

These stages are where the major structural work happens. Keep in mind that delays might happen if the weather is inclement. Throughout this phase, the house will develop drastically on some days and look like little has changed on others. Some parts of the framing stage appear to progress quickly while in other areas progress is not as obvious.



## Faster construction

We work with our contractors in advance to schedule each phase of the build on site. This helps us find efficiencies across the build process and helps us reduce the length of the overall build programme.



### **In wall**

Now that your home has its basic structure, workers can begin filling it with the things that make it function and look like a home. Experts will install important mechanicals like heating and cooling units, plumbing lines, and electrical systems. Another inspection will happen. Once that work is done, workers will begin to close up the walls with thermal insulation and wall linings such as Gib board. The next time you walk into your home, it'll look much cleaner.

### **Flooring and paint**

Up until this point, all you'll see on your home building site is a lot of concrete, wood, insulation, gib board, and wires. This is the phase where your home will start to look more like one. Flooring will be going in, cabinets will be hung, and the pretty stuff like architraves and mouldings will be installed during this period. Most homeowners will smile at this stage since the site will finally look like the drawings your sales consultant showed you months ago.

### **Fixtures and appliances**

Delivery trucks will make frequent stops at your home during this end stage. That's because now is the time when subcontractors (sometimes referred to as "tradies") install tapware, benchtops, light fixtures, plugs, and appliances. The front of your property will also be undergoing massive transformation if you've purchased landscaping services.

### **Final countdown**

The last few weeks of your home-building timeline will be a whirlwind of emotion and small details. You'll be excited, but you probably will want to know if it will all come together in time for handover.

Although you'll be anxious to occupy your home, be absolutely sure all of your questions and concerns have been addressed before you head to handover. That way, loose ends will be tied up, the small details of your home will be completed, and your home will be cleaned in anticipation of your arrival.

### **Handover**

The moment you've been waiting for, handover, will be the best. There are just a couple things you'll need to do before you formally close and move in.

After your home is complete, do a "walk through" of the home. In addition to inspecting it and making a "snag list" of things you want the trades to correct. Once you're done with all of this, you can get the keys to your new home, and enjoy every last detail.

We'll leave you with one piece of advice: One of the best ways to stay on track with your home-building timeline is to communicate your needs and wants clearly from the start.



## **FAQ**

### **How long will it take?**

We will provide an estimate in your contract, based on the plans and site conditions. We will also provide updates during the build.

### **Can I use my own painter?**

You can, however they will be required to complete a subcontractors induction pack and you will need to arrange your own trade insurance for them.

### **Can I change something after the contract?**

Yes this is called a variation, all variations will need to be agreed by both parties in relation to price and timeframe in order to proceed.

Once consent plans have been lodged and the build started, variations can cause delays and additional costs. It is important to make sure you are 100% happy with everything in the planning stage of your build.

### **Can I take my friends or family to look at the house during construction?**

Unfortunately, due to health and safety requirements this is not possible, however we will take photos throughout the build process so you can pass these on. You'll also be able to view the house from outside the fencing.

## 5. Glossary and terms



**AMENDMENT**—Changes to the plans and/or specifications on which the building consent was granted require an amendment to the original consent.

**ARCHITRAVE**—A moulding used as a surround to a door or window to cover the gap between the wall and the joinery.

**BALUSTRADE**—The handrail beside a staircase or along the edge of a balcony or veranda.

**BARGE BOARD**—A timber or metal board fixed to the front edge of a gabled roof.

**BEAM**—A long structural member that supports the floor or roof.

**BEARER**—A beam supported on jack studs, foundation walls, piles or piers and carrying joists, jack studs or subfloor framing.

**BIFOLD DOORS**—A bi-fold door is a set of two or more hinged panels that fold (in a concertina-like fashion).

**BOTTOM PLATE**—The piece of timber in the wall frame that sits on the floor and forms the bottom of the wall.

**BRICK VENEER**—A non-loadbearing facing of brickwork laid outside, and tied to, a loadbearing timber or metal framed structure.

**BUILDING ACT 2004**—The legislation governing the building industry and building work in New Zealand.

**BUILDING CONSENT**—Approval given by a building consent authority (usually your local council) to undertake the building works.

**BUILDING CODE**—Regulations within the Building Act 2004 that state the minimum performance standards that building work must meet. Compliance with the Building Code is mandatory.



**BUILDING ENVELOPE**—The entire exterior surface of the building, including foundations, walls, doors and windows, which encloses or envelopes the space within.

**BUILDING PAPER OR WRAP**—Paper or wrap used to cover timber framing and forms part of the backing component to external cladding.

**BULKHEAD**—A lowered ceiling formed when a room is pushed out under an eave or at a transition from a sloping ceiling to a flat ceiling.

**CANTILEVER**—Also known as an overhanging beam, where one end is fixed and the other is unsupported.

**CAVITY**—A space or void between an external cladding and the structural wall behind it. For example the void between brick veneer cladding and the timber frame in an external wall. This prevents moisture from getting trapped inside the wall system and causing damage.

**CAVITY SLIDER**—A door that disappears into the wall cavity when open. We do not recommend these in wet areas.

**CAVITY SYSTEM**—A method of forming a cavity gap between particular building elements to encourage air circulation.

**CEILING BATTENS**—Timber or metal strips used to connect lining to roof framing.

**CERTIFICATE OF CODE COMPLIANCE**—Code Compliance Certificate or Consent Completion Certificate. A certificate issued by the local authority or council after construction is complete, notifying that building work has been completed in accordance with the building consent.

**CERTIFICATE OF TITLE**—Document which shows the ownership of a piece of land, held in Lands and Deeds Registry Offices. It can include the owner's details, type of ownership, area, legal description, mortgages, covenants and consent conditions.

**CLADDING**—Exterior weather-resistant surface of a building.



**COMPLIANCE**—Occurs when building performance, according to the standards in the Building Code, has been achieved.

**CONCEPT**—A concept drawing conveys the overall intended design and style of the finished house. These drawings don't have all the detail needed for construction.

**CONTROL JOINT**—Also known as an Expansion Joint. See Expansion Joint.

**CORNICE**—An ornamental timber or plaster moulding along the junction between wall and ceiling. Also known as Scotia.

**COVENANTS**—A set of rules included in the LIM which impose restrictions or requirements on the buildings and activities on a specific property. Covenants may or may not expire after a specified period of time.

**DOUBLE GLAZING**—A double-glazed window or door consists of two sheets of glass spaced apart in a frame. The space between the panes may contain dry air or argon gas.

**DWANG**—Also known as a nog or noggin. The horizontal bracings between the vertical studs in wall framing.

**EASEMENT**—A right that a property owner has to some use of the (usually adjoining) property of another. Examples of easements include: a right of way (this is a right to pass over another person's land, such as a driveway or for the neighbours drain to go through your land).

**EAVE**—The lower part of a roof that overhangs the walls.

**EXPANSION JOINT**—A joint or gap constructed between two similar materials in the same plane to allow for expansion/contraction between those surfaces with temperature changes. Most commonly a gap between sheets of plaster board, or a gap between concrete sections.

**FASCIA**—The board that runs along the edge of the roof at the eaves. Guttering is usually attached to the fascia.

**FLASHING**—A strip of metal used in parts of a building to prevent penetration of moisture where different components meet. Flashing is used above windows so rain can't seep through gaps.

**FLOOR PLAN**—A scale drawing of the homes layout from a birds eye view.

**FOUNDATION**—Those parts of a building or structure such as piles, piers or footings which transmit and distribute loads to the ground.

**FRAME/FRAMING**—The skeletal framework of a building to which roofs, floors and cladding are attached. Usually constructed from wood or steel, the components of the frame include studs, beams, joists and rafters.

**GABLE**—The part of a wall that encloses the end of a pitched roof showing triangular open ended roof edges.

**GIB STOPPING/PLASTERING**—To fill the surface that is to be painted providing a flat surface such as nail holes, GIB joins and cracks. Note: there are differing levels of finish in this work.

**HIP**—The seam formed between two roof planes that meet at an external corner and runs up to a ridge. The opposite of valley.

**JAMB**—The side-post, frame or lining of a window or door.

**JOIST**—Horizontal framing which supports a floor or ceiling.

**LBP**—Licensing Building Practitioner (LBPs). A licensing system for the building industry covering designers and trades. Critical building work will need to be carried out or supervised by a Licensed Building Practitioner.

**LIM**—Land Information Memorandum. This is a document from the local authority which discloses a number of known features about the site. This may include location of stormwater and sewer lines and connection points, land zoning, wind zones, and soil types.

**LINTEL**—A horizontal support of timber, stone, concrete or steel spanning across the top of a door or window.

**LONG RUN ROOFING**—Metal sheets overlapped which run the full length of a roof.

**MASONRY**—Bricks made from clay or other material joined together with mortar.

**MONOPITCH**—A single roof plane that slopes from one side of the house to the other, usually at a lower pitch than a gable or hip roof.

**NIB WALL**—A short section of wall that juts out at 90 degrees from the floor. It allows you to separate parts of rooms. Usually used in bathrooms to separate off the toilet but still allow the feeling of space.





**PARTICLEBOARD**—Also known as chipboard. A sheet panel manufactured by bonding together particles of wood.

**PILE**—A block or column-like support used to support the building above the ground.

**PLANS**—Drawings. The set of construction plans including the floor plan, elevations, site plan, and other construction details.

**PLASTER**—A render or mixture for spreading onto walls to form a surface. It can be used internally or externally and moulded to decorate.

**PLATE**—The horizontal length of the wall frame.

**PLYWOOD**—A sheet material where layers of wood veneer are glued together.

**PURLIN**—A horizontal beam along the length of a roof and the roof cladding.

**RAFTER**—Framing that is normally parallel to the slope of the roof that provides support for the roof.

**RESOURCE CONSENT**—A consent issued by a Territorial Authority (Council) to use the land in a way that is not a permitted activity under a council or district plan. For example, locating a building closer to the boundary than permitted on the District Plan, requires Resource Consent.

**RFIs**—Requests for information. From time to time council will send us these formal requests as they review the working drawings. We handle these on your behalf.

**RIDGE**—The vertically running seam at the junction of the top of two roofing planes.

**ROUGH SAWN**—The rough surface of timber after it has been sawn to size – not planed or sanded.

**SASH**—A frame containing a pane or panes of glass that can move up and down. It is fitted in the window frame.

**SCOTIA**—A shaped timber mould installed at the join of walls and ceilings. Also known as cornice.



**SEPTIC TANK**—A holding tank where sewage undergoes initial treatment before dispersal over a large land area.

**SETBACK LINE**—The distances from the ends and/or sides of the allotment beyond which construction may not extend. It may be established by restrictive covenants on the certificate of title, or by local council requirements. Also known as the setback line.

**SETTING OUT**—Using pegs to show the position of a structure on a site, ensuring to clear site boundaries or noted areas of concern.

**SETTLEMENT**—Movement of a structure after construction, usually caused by expansion and contraction due to temperature variations.

**SILL**—A horizontal piece of wood at the foot of a door or window.

**SITE PLAN**—This is a bird's eye view of the section, showing the position of the building and other relevant factors like waste water pipes and vehicle access.

**SKILLION ROOF**—A pitched roof where the ceiling lining is parallel and close to the roof cladding.

**SKIRTING**—Timber trim fixed on a wall at its base where it joins the floor.

**SOFFIT**—The lower face or undersurface of the eaves of a roof.

**SPECIFICATION**—A written document that contains additional details about the project that aren't necessarily captured in the drawings. The specification is included in the package that is submitted to council for building consent.

**STACKER DOORS**—A stacker door has two or three panels that slide the same way behind a fixed panel, which means there are no intrusive panels to obstruct.

**STUD**—A vertical support forming part of a load-bearing external wall frame or of an internal wall partition.

**STUD HEIGHT**—The height of the wall framing a room. Note that this height will generally be greater than the height from floor coverings to ceiling.

**SUBCONTRACTOR**—A tradesperson hired to do specific work such as roofing, plumbing, wiring or painting.

The subcontractor takes instructions from, is paid by, and is responsible to the main contractor.

**SUBSTRATE**—The material or structure beneath a cladding, coating, finish or membrane.

**TANKING**—A continuous waterproof membrane applied to a surface to prevent water penetration from either side. Tanking is applied to the walls around a tiled shower before the tiles are fixed.

**TOP PLATE**—The horizontal piece of timber running along the top of a timber framed wall.

**P TRAP**—A toilet pan or fixture in which the outlet discharges horizontally (out through the wall of the structure).

**S TRAP**—A toilet pan or fixture in which the outlet discharges vertically downward (out through the floor of the structure).

**VARIATION TO THE CONTRACT**—A change to the approved plans and specifications for a building project, occurring during construction. This may or may not require an amendment to the building consent, which needs to be approved by the building consent authority.



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