

KEY POINTS

Installation of external windows and doors.

Unless allowed otherwise, external window and doors are unacceptable if they are not installed and flashed to the manufacturer's installation instructions.

Weather-tightness of windows, doors and window and door frames.

Window and door frame installations are unacceptable if they allow water to penetrate into rooms under normal weather conditions.

Internal door clearances.

Unless otherwise required, the installation of a door is unacceptable if, within three months of completion, clearances between door leaves and frames and between adjacent door leaves are not uniform and less than 2 mm or greater than 5 mm in width.

The installation of a door is unacceptable if, unless provided for ventilation or allowing removal of the door, the clearance between the door and the nominated floor finish when installed is greater than 20 mm.

Table 9.1 Distortion of doors

| ITEM OF DISTORTION | LIMIT |
|---|-------|
| Twist measured diagonally across the door | 5 mm |
| Bending along the door height: up to 2150 mm high | 4 mm |
| Bending along the door height: between 2150 and 2400 mm high | 6 mm |
| Bending along the door height: over 2400 mm high | 7 mm |
| Bending across the door width: up to 1200 mm wide | 2 mm |
| Surface misalignment, at the meeting edge of double swing or French doors, when closed. | 5 mm |

GENERAL

Sealing of door edges.

External door leaves are unacceptable if they are not sealed all the way round to prevent moisture entering the timber.

Operation of doors and windows.

Doors and windows are unacceptable if they bind or jam as a result of builder's work or do not operate as intended by the manufacturer.

Bowed window heads, sill and jambs.

Sill, heads or jambs that have a bow from a flat surface greater than the amount allowed in AS 2047 – Windows in buildings are unacceptable.

All clearances shall be sufficient to enable installation of the windows to be plumb, level and not allow loads to be imposed on the frame.

Size of window assemblies.

Window assemblies are unacceptable if their size is not within 3 mm of the agreed size, or the maximum difference between diagonals is more than 4 mm.

Brick sill, sill tiles and shrinkage allowance for timber framing.

Distortion of windows frames or the dislodgement of sill bricks due to inadequate shrinkage allowance are defects.

Brickwork is unacceptable if at the time of construction, the clearance between the timber sill and any brickwork sill is less than 5 mm for a single or lower storey and 10 mm in an upper storey.

Cleaning.

Building works are unacceptable if the windows are not cleaned on completion.

Adapted from 'Guide to Standards and Tolerances 2007' produced in collaboration with the Victorian Building Commission, the Office of Fair Trading NSW, the Tasmanian and the ACT governments.