

# The order of work



Sustainable design and build

We are often asked about the order of work and timescales. Unfortunately, it all depends on the project but to give you an idea the following is a rough timeline for building a four bedroom house clad in Shadowclad with a slab on ground – from design to moving in.



**Day 1:** Initial design briefing between the client, the building designer and builder.

**Day 20:** Footprint delivers a minimum of three conceptual design drawings. Client reviews and chooses favoured design.

**Day 60:** Designer delivers first semi-finalised drawings to client. Client reviews. Designer finesses drawings. Soil tests arranged.

**Day 70:** Client approves final drawings. Development application (DA) is sent to Council.

**Day 90:** Designer prepares construction drawings and written specs for the engineer, building surveyor, council and builder.

**Day 100:** Builder starts finalizing the fixed price quote.

**Day 115:** DA approved.

**Day 130:** Footprint submits plans and specs to Council for building and plumbing approvals after engineer and building surveyor have approved for likely compliance.

**Day 140:** Client receives fixed price quote. Access and temporary power arranged. Clients start finalising finance.

**Day 170:** Building and plumbing permits approved by Council.

**Day 180:** Contract signing. Temporary power and water arranged on site.

**Day 190:** Building starts with a rough set out by builder – or a more precise layout by a surveyor – depending on block.

**Day 195:** Bulk cut is excavated.

**Day 203:** A precise set out is carried out so form work can be accurately laid out. Plumbing and electrical trenches dug.

**Day 207:** Form work constructed for concrete pour. Plumber and electrician place pipes and any sub slab electrics.

**Day 219:** Building surveyor inspects slab excavations and reinforcement prior to pouring. Joiner starts kitchen and other joinery at workshop.

**Day 220:** Concrete is poured and finished. Windows ordered.

**Day 222:** Wall framing commences and any structural steel is set in place. Scaffolding goes up.

**Day 230:** Roof trusses start going up.

**Day 250:** Frame and trusses are in place. Building surveyor carries out framing inspection. Fascia and soffits attached. Carpenters wrap the building.

Roofing and guttering are started.

**Day 260:** Carpenters insert windows and external doors into rough openings. Carpenters start attaching cladding.

**Day 280:** Cladding finished and house is at “lock up”. Plumber, electrician, heating and various other trades carry out first fix.

**Day 281:** Insulation inserted and plastering commences. Carpenters move off site. Waterproofing occurs.

**Day 300:** Plastering finished and fit out begins – flooring, skirts, architraves, doors and door furniture. Joiners start fitting kitchen, robes, stairs and any other joinery on site.

**Day 315:** Tilers start work.

**Day 330:** Tiling finished. Fit out carpentry finished. Plumber and electricians start final fit out.

**Day 345:** Painting commences.

**Day 360:** Painting finished. Lighting attached. Client walk through with builder and “snag” items identified. Building surveyor final inspection and Occupancy Certificate issued.

**Day 365:** Carpets laid and any other flooring finishes applied. Snag items finished. Move in!