

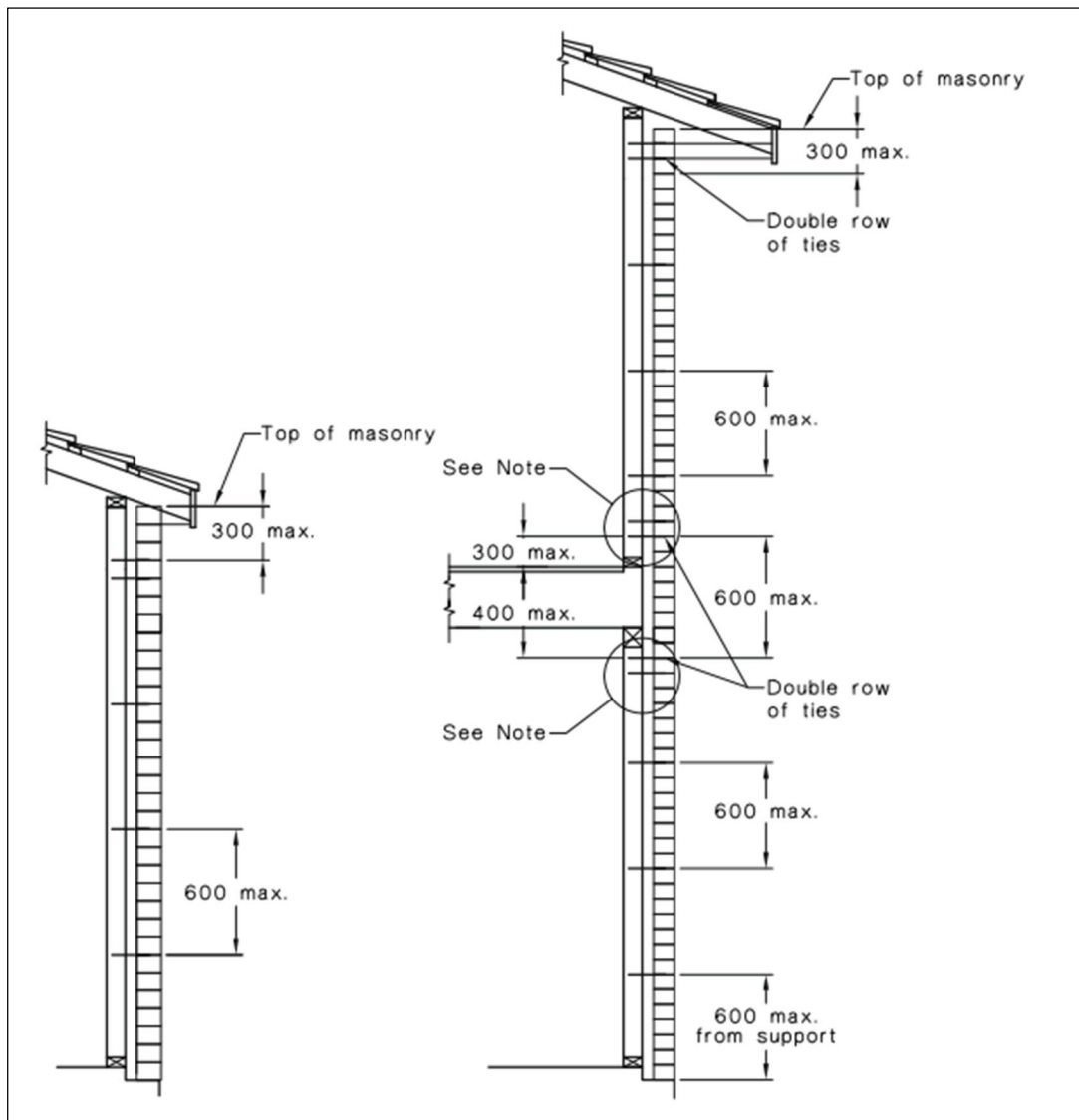
FRAMEWORK TIPS AND HINTS

We complete a large number of framework inspections each and every day. In doing so we often see a trend of common issues that with a little knowledge could be easily resolved. This fact sheet provides some of our top tips for framework.

- The minimum fixing for posts to bearers or joists is 1/M12 or 2/M10 bolts (unless otherwise specified)
- The minimum fixing for verandah beams and roof beams to posts is 1/M12 or 2/M10 bolts (unless otherwise specified for tie-down).

WALL TIES

The following diagrams provide guidance in relation to the installation and vertical spacing of wall ties as required by AS4773.2-2015.



This information has been prepared as a guide only. Local Management Services Pty Ltd is not accountable for any loss suffered by any party due to the unauthorised use of this information or any reliance on these details.

ADDITIONAL TIE DOWNS

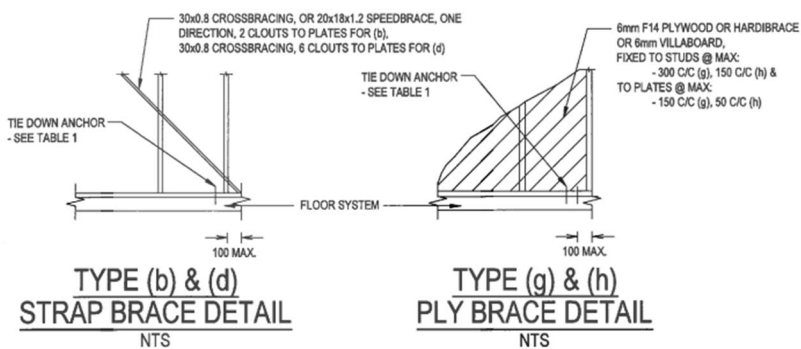
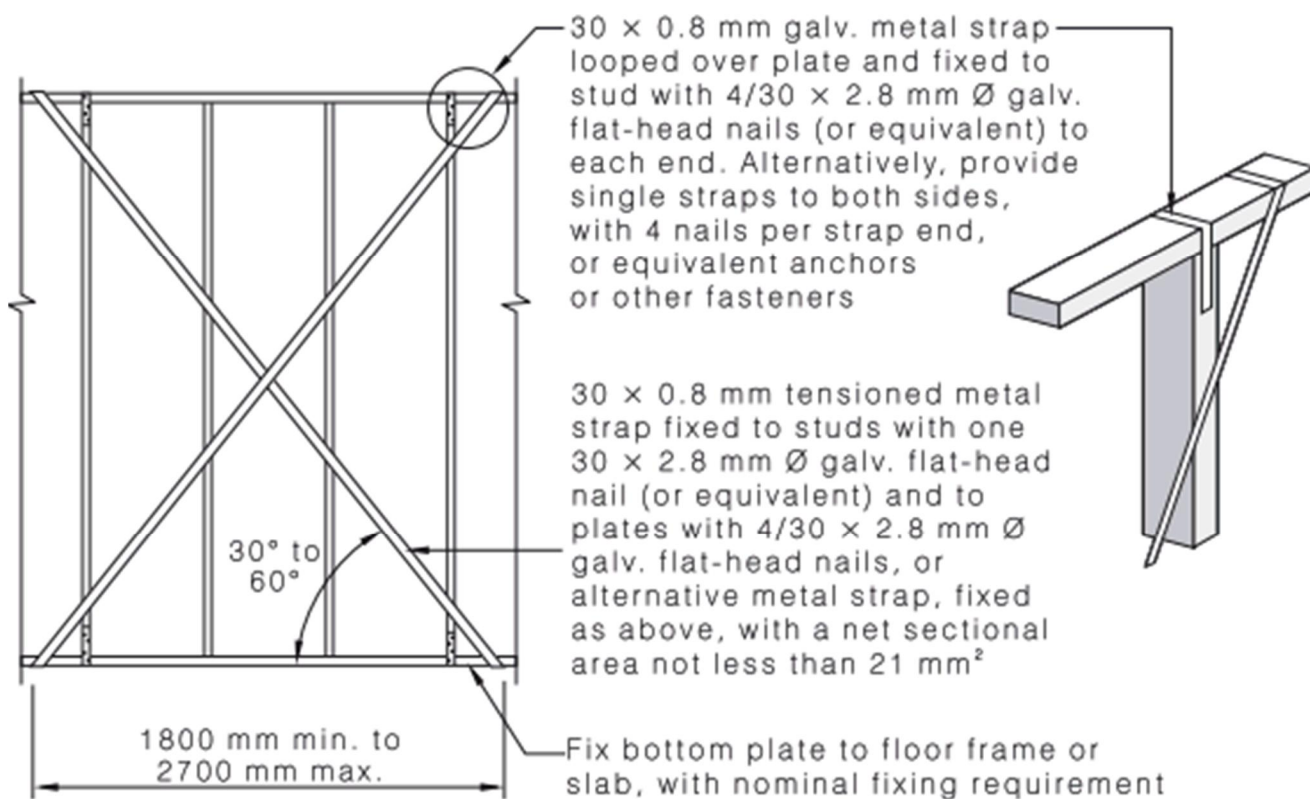


TABLE 1 - CONCRETE FLOOR

BRACE TYPE	MASONRY ANCHORS	EMBEDMENT	WASHERS AGAINST TIMBER	MIN DISTANCE TO EDGE OF SLAB
(b) & (d)	M8	80	30 O.D.	50
(g)	M10	90	30 O.D.	60
(h)	M12	80	38 O.D.	50

NOTE
MASONRY ANCHORS ARE TO BE EPOXY SET TO RAMSET OR EQUIVALENT SPECIFICATION.
POLYESTER IS NOT AN ACCEPTABLE ALTERNATIVE TO EPOXY.

TABLE 2 - TIMBER FLOOR

BRACE TYPE	TIE DOWN
(b)	2No 14 TYPE 17 SCREWS WITH MIN 38mm PENETRATION INTO JOISTS
(d)	30x0.8 LOOP STRAP TO JOISTS/BEARERS, 4 NAILS EACH STRAP, OR M10 THROUGH-BOLT
(g)	2No 14 TYPE 17 SCREWS WITH MIN 38mm PENETRATION INTO JOISTS
(h)	1/M12 BOLT

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