



INTER TENANCY WALL MANUAL

STC 57 & 61 FRR 30/30/30



METRA – Take a closer look.

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BRANZ Appraised
Appraisal No.985 [2018]

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References

BRANZ Report FR 2453
Metra Panel Design and Construction Manual
Metra Panel Surface Finish Guide
NZS 3604 & 4229
NZ Building Code Compliance Documents
www.gib.co.nz
www.hilti.co.nz

Section 1. Inter-Tenancy Wall Overview

1.1 Durability

The Metra panel construction system meets the durability performance requirement of the New Zealand Building Code B2.3.1 (a) for 50 years, provided the Metra wall panels remain dry in service and are not exposed to WEATHER for a period exceeding 28 days.

Temporary weather protection of the inter-tenancy wall cavity is mandatory during construction to keep the insulation dry.

1.2 Fire Resistance Performance

The Metra panel has been fire tested in accordance with AS 1530.4 “Fire-resistance tests of elements of building construction”.

Relevant BRANZ Report FR 2453: Fire resistance of a 36mm MR superfine wall.

A wall constructed as described in this guide will provide a fire-resistance rating (FRR) of 30/30/30. This describes the wall performance in terms of:

- Structural stability; the period over which the wall resists collapse
- Integrity; relating to the containment of flames or hot gases
- Insulation; relating to the minimising of heat transmission through the wall.

1.3 Sound Insulation Performance

Inter tenancy walls must be built to the details provided in this manual. Variations or substitutions may negatively impact on sound performance.

Sound insulating walls between abutting occupancies must comply with the NZBC clause G6 Airborne and Impact Sound Requirements, with a minimum airborne sound insulation performance of Sound Transmission Class (STC) 55. A 5-point performance reduction when tested on site is allowed for to take into account other acoustic transmission paths, therefore the minimum sound insulation performance of FSTC 50 (field STC) is required to be achieved.

Metra inter-tenancy walls are designed to achieve:

- NZBC Clause G6 compliance
- In a laboratory environment STC 61 and 57
- Minimum FSTC 50 through carefully designed construction details to minimize flanking paths.

1.3.1 SOUND INSULATION PERFORMANCE – DESIGN NOTES

High-performance sound insulation and minimisation of structure-borne noise can be best achieved by careful consideration at the design stage.

Plumbing services should not be situated on inter-tenancy walls. Where service pipes and fittings cannot be located away from noise sensitive areas such as bedrooms and living spaces, construction detailing aimed at the reduction of noise transmission is required. Noise from wastewater is both air-borne and structure-borne, the larger the pipe the more efficiently the sound radiates. Water movement can create structure-borne noise via a vibration in the pipe walling, this vibration, in turn, is transferred via the pipe brackets into the building fabric.

It is recommended that all services are run through a separate services cavity, the cavity is formed with an additional wall panel positioned in front and completely separate from the inter-tenancy wall panel. This minimizes the transmission of noise from services, plumbing pipes etc.

1.4 Services Cavity

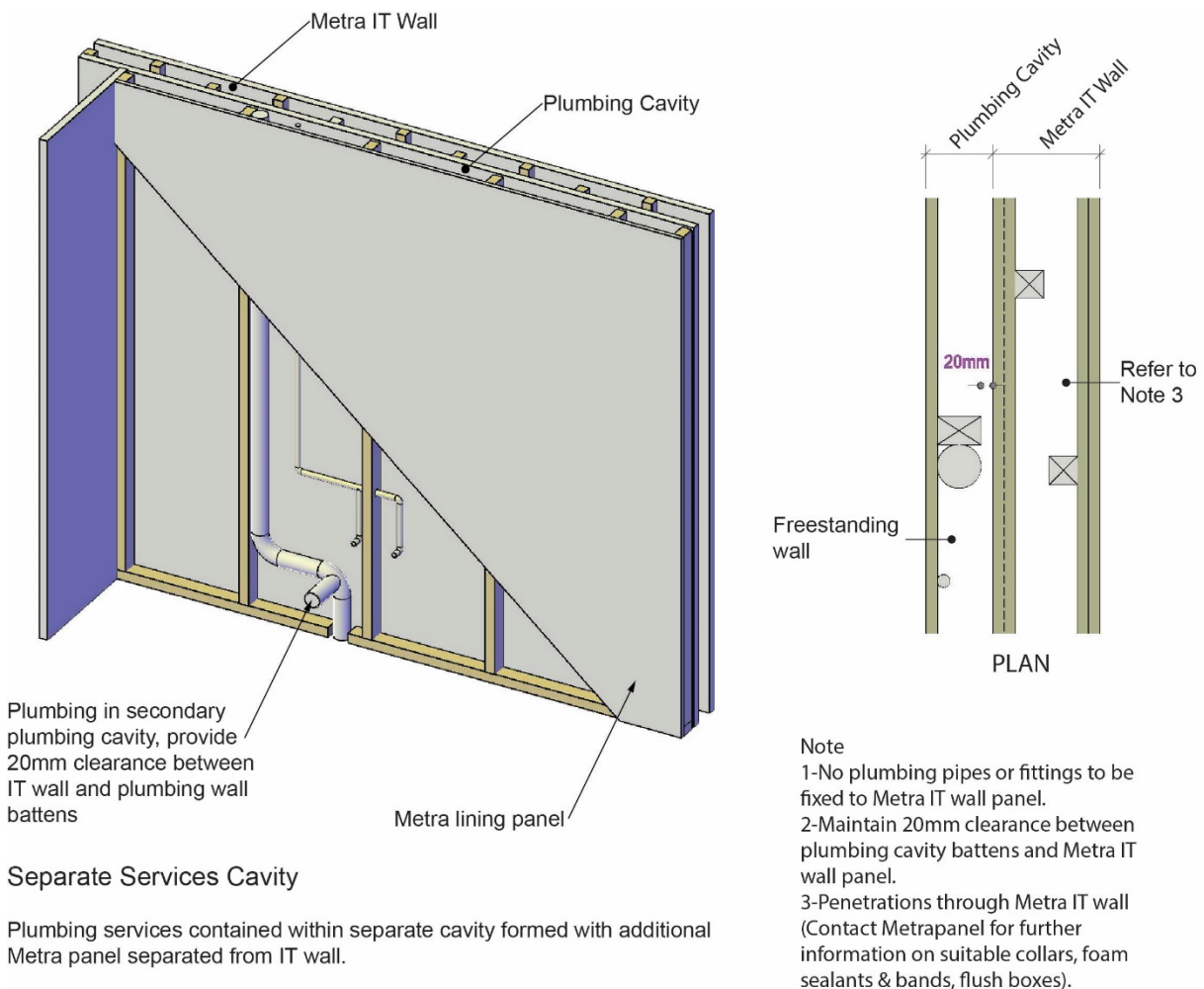


Figure 1 Generic 172/130mm IT wall services cavity

1.5 Design Consideration

In the event of a fire, the structural integrity, the thermal insulation, and acoustic insulation of the inter-tenancy wall must be effective from the floor right up to the underside of the roofing. Metra panel must also extend out to the fascia line, preventing any fire breach through the soffit space.

1.6 Construction

The correct method of construction of the Metra inter-tenancy wall is documented and illustrated in this manual, provided the specifications are followed precisely, the specified fire and acoustic performance of the Metra inter-tenancy walls will be achieved. Any deviation in the construction of these specifications will compromise the performance of the inter-tenancy wall and cause failure.

Both Fire Resistance Rating (FRR) and Sound Transmission Class (STC) depend upon the correct construction of the wall. The Metra inter-tenancy wall performance is dependent on the knowledge, capability and expertise of the installers, together with a strictly and thoroughly administered quality assurance process.

Quality assurance and quality control will be undertaken by the Metra installers during construction of all inter-tenancy walls.

QA and QC sheets supplied within this manual must be signed off by the installer and main contractor during installation and at the completion of the Metra inter-tenancy wall.

1.7 Fixings

All nails for use with Metra panels are to be galvanized. All screws are to be zinc chromate coated. Screws and nails are to be 3.15mm in diameter.

The adhesive is not required for inter-tenancy wall joints.

Any wall joints should be sealed using the recommendations in the Metra Panel surface finish guide.

1.8 Tolerance

The foundations and building platform shall be designed in accordance with NZS 3604 or NZS 4229, or to specific engineering design.

1.8.1 FLOOR PLATFORM TOLERANCE

It is important that the floor platforms are accurately constructed to the required tolerances of line and level. The installer must ensure that the site drawings correspond precisely with the drawings supplied for panel manufacture. Floor platforms must be as flat, straight and parallel.

A 5-mm hump in the concrete floor, under the middle of a 7.2-m long panel, will lift the end of a panel 10mm off the floor, creating problems with fire resistance and acoustic insulation.

Commentary on acceptable construction finishes and tolerances can be found in NZS 3604:2011 section 2.2 (for timber floors), and NZS 3114:1987 Section 304 (for concrete slab floors).

The concrete surface finish for use with the Metra system must be U2 or U3, refer to www.ccanz.org.nz.

1.8.2 FLOOR SET OUT

The overall width of the Metra inter-tenancy wall is 172mm or 130mm. For the 172mm IT wall (Refer to section 2) this comprises 36mm panel + 100mm cavity + 36mm panel, for the 130mm IT wall (Refer to section 3) this comprises 2/18mm + 58mm cavity + 2/18mm. The designer must ensure that the thickness of the Metra inter-tenancy wall is allowed for in the design, with particular care being taken in setting out of all services.

The Metra walls and inter-tenancy wall cavity must be free of any service pipes or ducting. Services must not be fixed to the inter-tenancy walls.

1.8.3 FLOOR INTEGRITY

A light timber frame floor platform must not be continuous under the inter-tenancy wall. Cavities or openings in the floor platform encroaching on the inter-tenancy wall must be filled with bulk fibre; fire resistant material to halt the spread of flame.

Concrete floors may be continuous under the inter-tenancy wall.

1.9 Installation & Ownership.

Metrapanel has determined that installation of Metra inter-tenancy walls must be conducted by licensed Metra installers, who warrant full compliance with proper construction procedures.

1.10 Maintaining a Clear Cavity

Any mechanical bridging across the cavity of the IT wall will significantly reduce the sound insulating performance of the wall.

The term bridging refers to anything connecting from one side of the wall to the other side, including but not limited to electrical wires, insulation squashed between battens, temporary fasteners to hold the insulation in place, and walls running past the end of the inter-tenancy wall.

During installation, care must be taken that the insulation is not compressed, compacted, or doubled up. Insulation must not lap over the 45x45mm battens.

No mechanical fixing is to be used to fix the insulation.

Half thickness batts are required to cover all panel-jointing cleats.

1.11 Cross Cavity Connection

Acoustic isolating structural connections are required across the wall cavity in light timber frame buildings to accommodate seismic forces and movement.

Gib™ Quiet Ties connections are required if the top hat panels extend more than 800mm above the ceiling panel, these are screw fixed across the top of the horizontal wall cleats at 1800 centres before the installation of the top hats.

Multi-level construction requires Gib™ Quiet Ties at every floor level, on all top and bottom horizontal wall cleats, at 1800mm centres.

Refer to the Gib™ brochure Gib™ Noise Control Systems September 2017 for further details.

1.12 Fire Stop-Fibre Blanket

Immediately prior to fixing of the roof cladding, any temporary cavity weather protection can be removed.

Compressible fire stop blankets, such as mineral fibre, are placed along the top of the IT wall, projecting out 50mm either side of the Metra panel.

During installation of the roof cladding, the firestop blanket is compressed.

Refer to site-specific fire reports and fire engineers design for external IT wall details, as a fibre blanket may be required to be installed across the end of the IT wall, extending 50mm either side of the batten (Metra Panel does not carry out such reports in-house, a specific consultant/engineer is required).

1.13 Roof Bridging

As previously noted, no timber or mechanical connection of ANY sort can bridge the cavity between the IT wall panels. Roof framing must be discontinuous across the top of the IT wall. Rafters, trusses, hip and valley boards must be cut off either side of the IT wall.

Avoid checking roof timbers into Metra IT wall panel wherever possible.

1.14 Valley Trays

A 50x3mm resilient rubber strip is placed on either side of the IT wall to acoustically isolate the valley tray from the timber structure beneath.

Avoid any fixings through the valley tray into the timber structure on either side of the IT wall.

1.15 Quality Assurance & Control

Following are the Quality Assurance and Control Check sheets with a formatted checklist to be signed off and to remain on site as a documented record of the inter-tenancy wall construction (Refer to section 4).

- 4.1 IT wall first fix inspection checklist
- 4.2 IT wall cavity inspection checklist
- 4.3 IT wall final checklist

SECTION 2. 172MM/STC 61 INTER-TENANCY WALL DESIGN & CONSTRUCTION

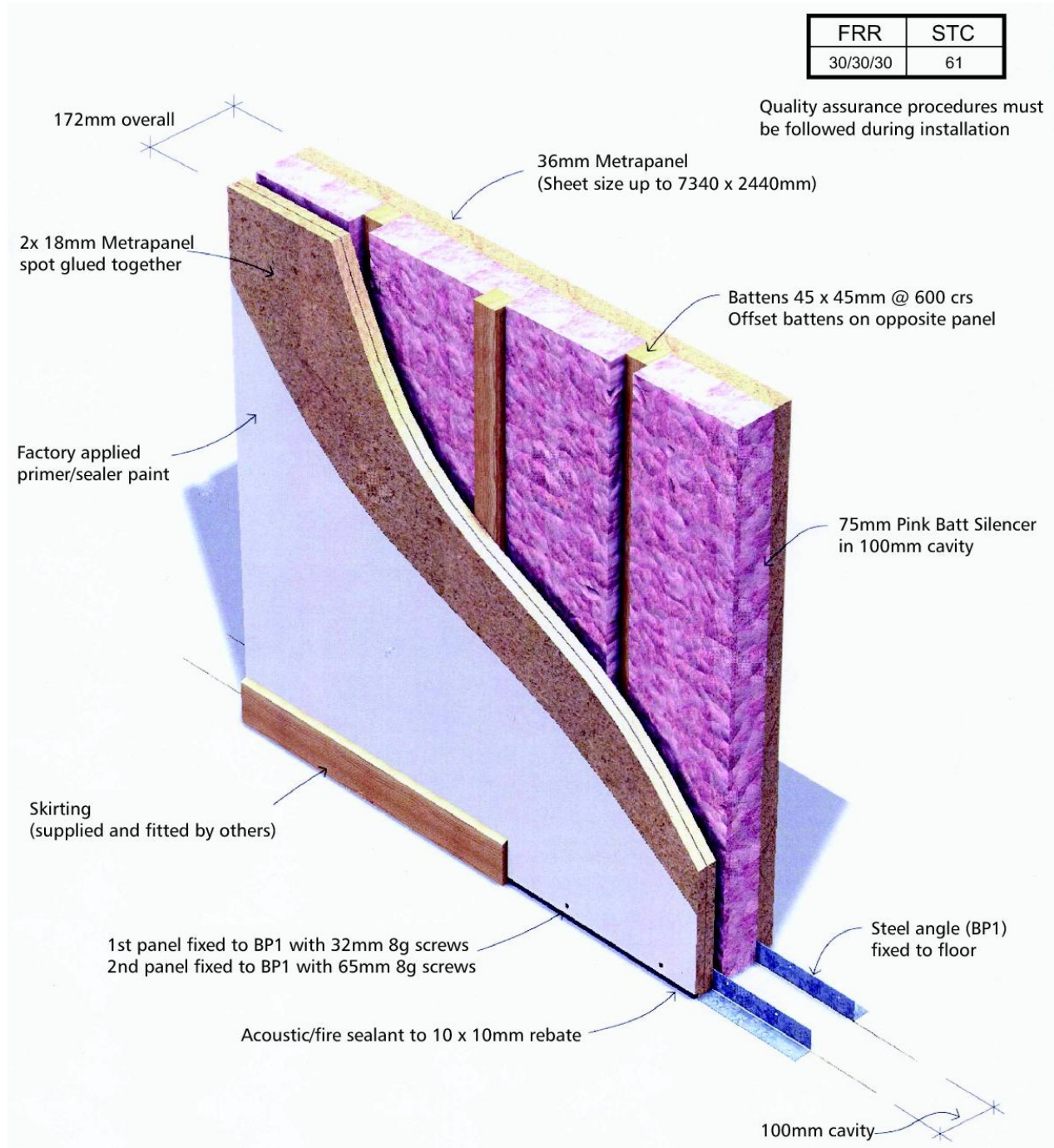


Figure 2 172mm/STC61 IT wall perspective

2.1 Floor Connection

The steel angle used to connect Metra wall panels to the concrete floor, whether inter-tenancy or not, is termed a BP 1 (Bottom Plate 1).

For the 172mm/STC 61 inter-tenancy wall, the BP1's are spaced 100mm apart, measured between the vertical face of the angles. The 100mm cavity depth between the wall panels is a crucial component of the inter-tenancy solution.

Concrete Floor

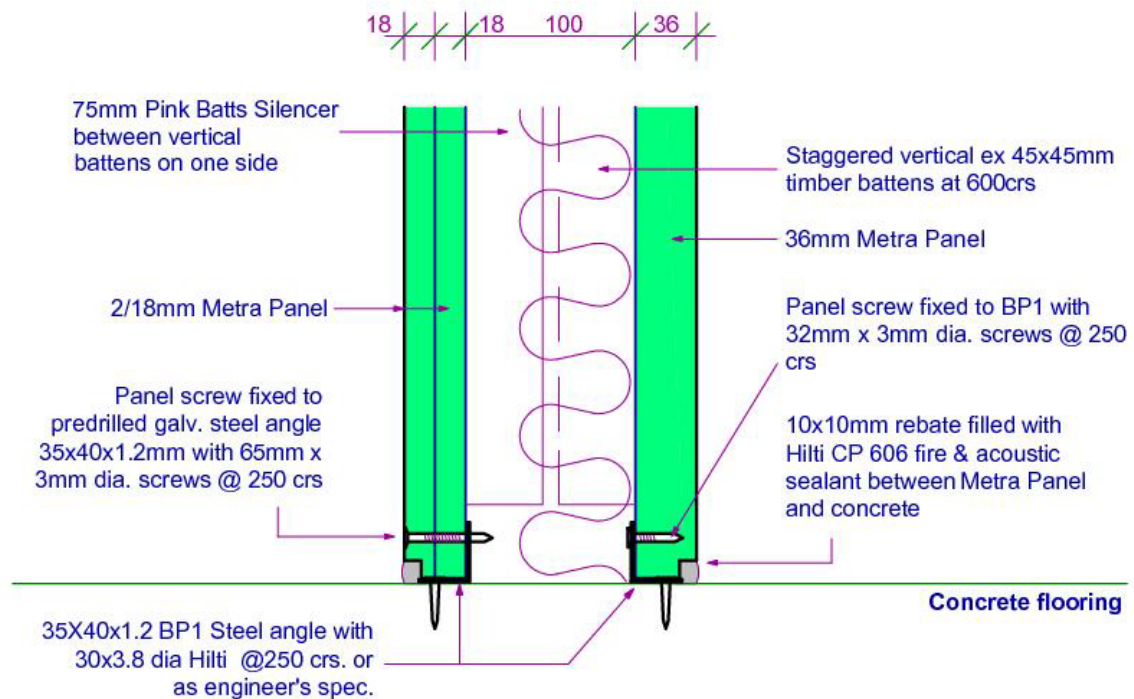


Figure 3 172mm/STC61 IT wall to concrete floor connection

Timber Floor

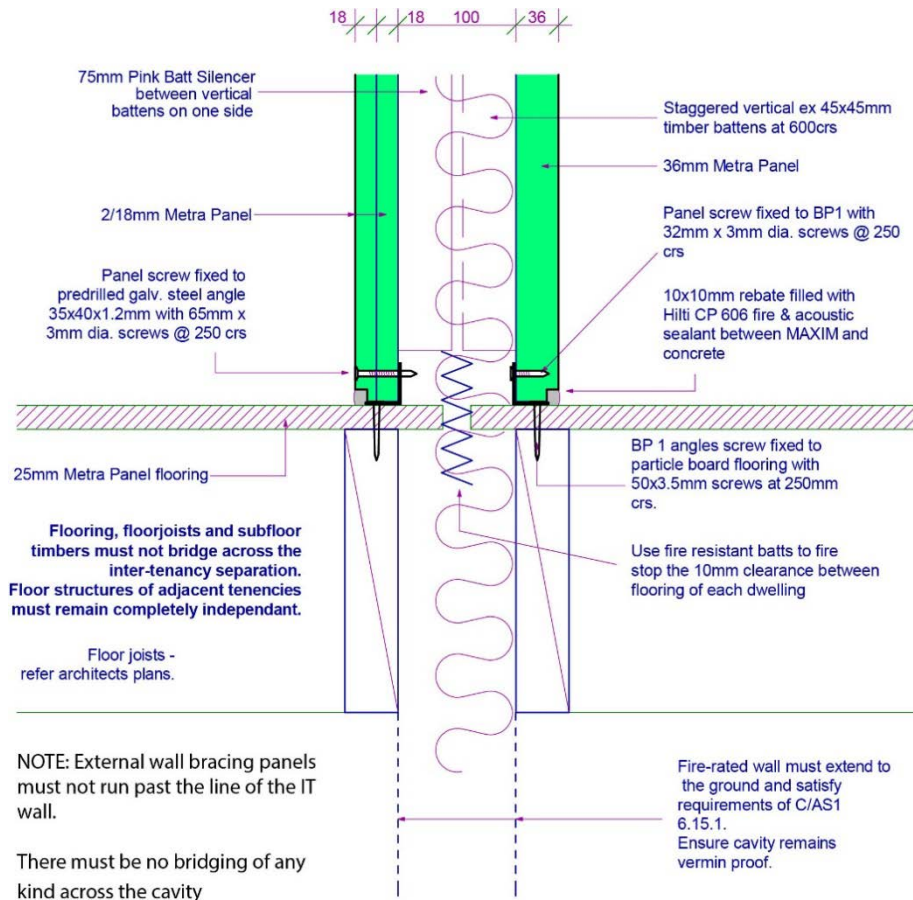


Figure 4 172mm/STC61 IT wall to timber floor connection

2.2 Installation Sequence

The first inter-tenancy wall Metra panel is positioned, plumbed and straightened. It is then screw fixed, through the BP1 into the panel with 32 x 3.15 mm screws at 250mm centres.

The second inter-tenancy wall panel must be screw fixed via pre-drilled holes through the face of the panel into its corresponding BP1 with 65 x 3.15mm screws at 250 centres (Fig 4).

2.3 Metra Panel Combination

The 172mm/STC 61 Metra IT wall comprises two Metra panels parallel to one another, of two different types.

One panel is a standard 36mm Metra panel and the other is a double 18mm Metra spot glued panel.

The two Metra panel components outlined above must always be placed on the same respective side of the IT wall and be continuous across the length and height of the wall.

The panels must also reach up to approximately 25mm below the roofing material, extending out to the fascia and down to the eave soffit.

2.4 Battens

Each of the two wall panels is stiffened with vertical ex 45x45mm timber battens. All internal battens are spaced at 600mm centres and staggered so that one side alternates with the other, the vertical battens must not be positioned opposite each other across the cavity.

The only exception to this is at the external building line where end battens are corresponding.

Timber battens are fixed with 4 number 75x3.15mm galvanized nails at 100mm centres to the top and bottom of the batten, and at 250mm centres for the remainder of the batten.

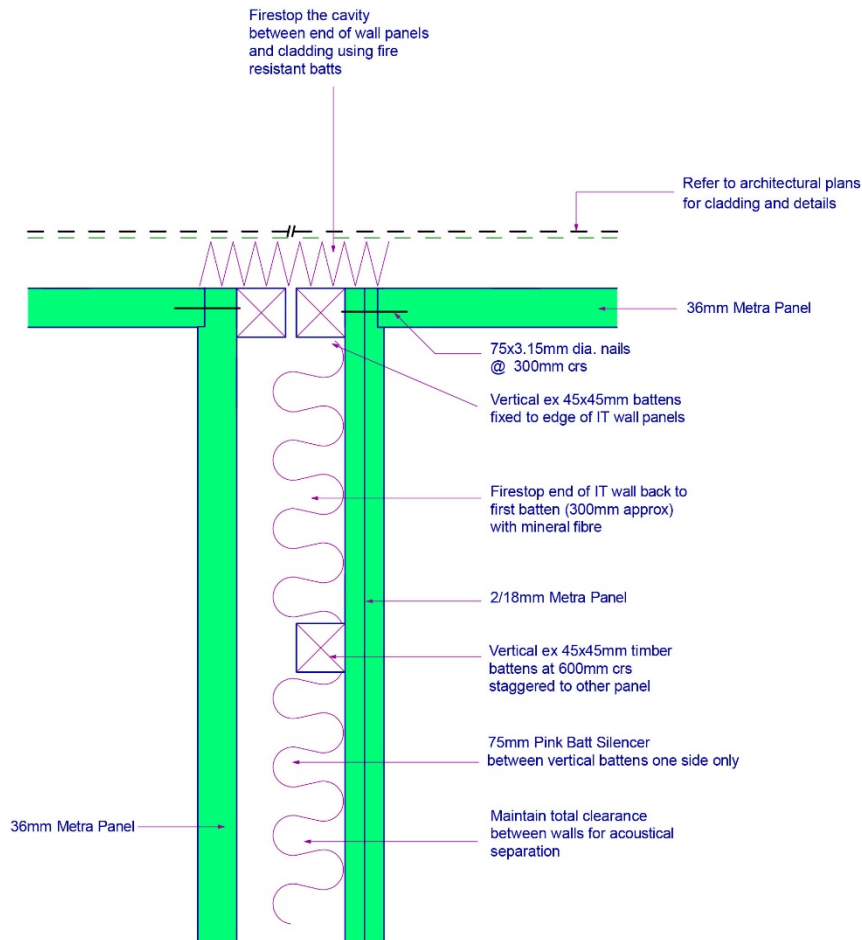


Figure 5 172mm/STC61 battens for IT wall

2.5 Sound Absorbing Insulation

To absorb sound within the wall cavity, 75mm Pink Batts Silencer insulation is fitted neatly between the 45x45mm timber battens, on one side only of the inter-tenancy wall.

The sound absorbing insulation is required to cover all the exposed Metra panel on one side of the inter-tenancy wall, to the ceiling height of the adjacent habitable living space.

2.6 Metra Panel & Rebate Sealant

The purpose of the Hilti Fire & Acoustic CP 606 sealant applied to the base of the Metra IT wall panel is to create a continuous airtight seal. For the IT wall to achieve the required sound performance, it must be airtight.

The sealant must achieve good adhesive contact to the bottom of the Metra panel rebate and the concrete or wood-based floor.

This sealant must be used in accordance with the manufacturer's recommendations including preparation of surfaces, primers and site conditions for temperature and humidity. Refer to sealant manufacturer's technical information.

The sealant must be firmly pushed into the rebate and smoothed off and must be free of any hairline gaps or cracks. Masking along the line of the rebate before applying the sealant is recommended.

Hilti CP 606 can be used to bridge gaps between Metra panel and both concrete and timber flooring.

The bridging gap must not exceed the sealant capabilities (Refer to www.hilti.co.nz CP 606).

Once the building is weather protected and dry, the 10x10mm rebate in the bottom of the Metra panel can be filled with sealant CP 606.

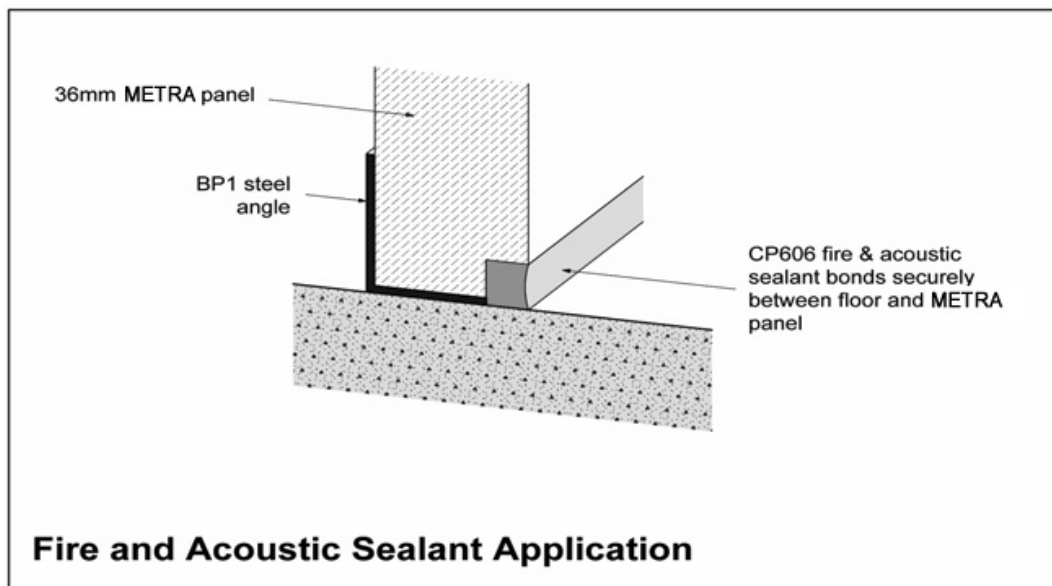
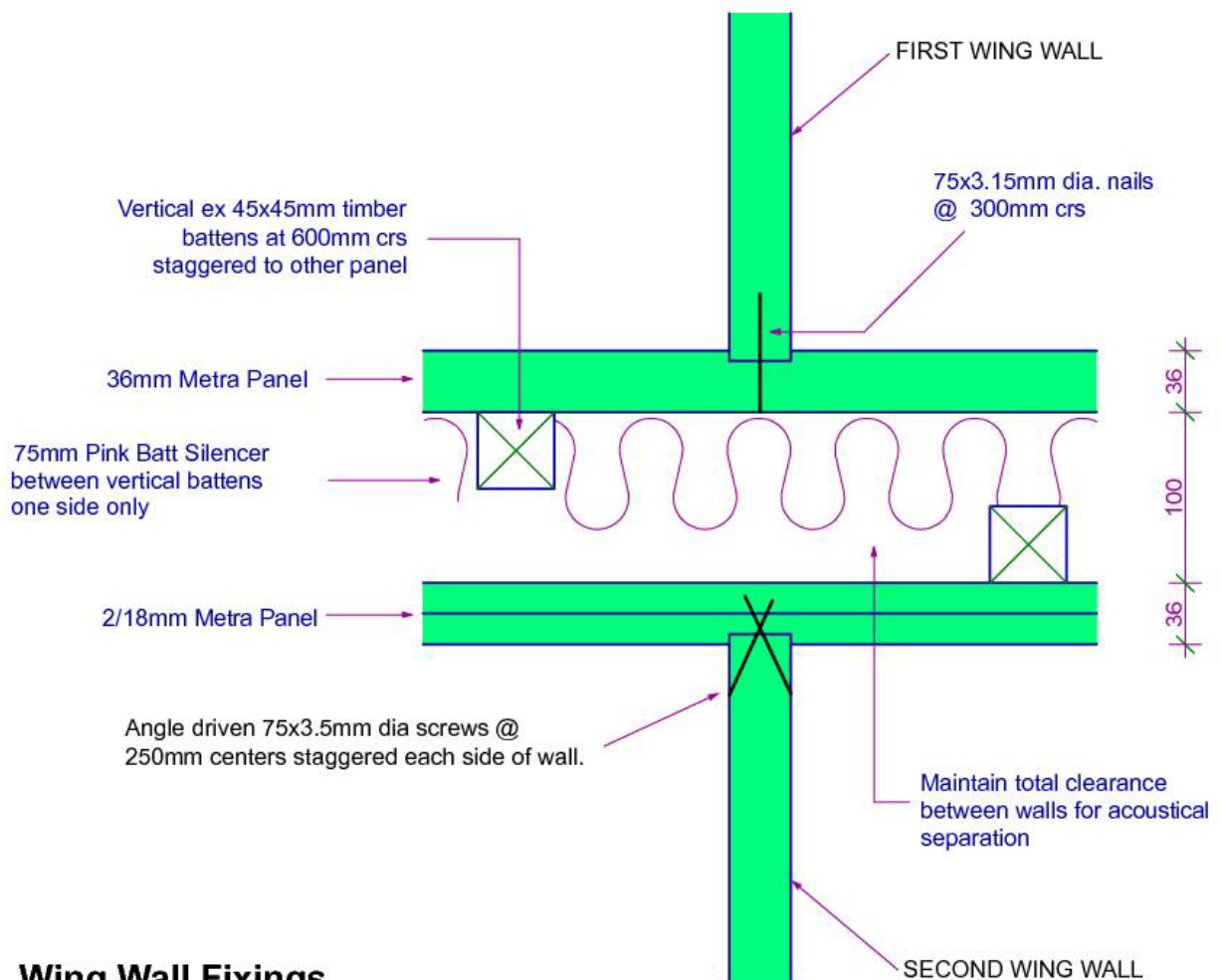


Figure 6 172mm/STC61 IT wall rebate for fire and acoustic sealant

2.7 Wing Wall to IT Wall Connections

Standard Metra panel wall to wall connections as shown in the Metra Design and Construction Manual is applicable to the first wing wall shown in fig 7. These details specify 75x3.15mm galvanized nails at 300 centres, fixed from the cavity side of the wall panel.

Fixing the second wing wall to the inter-tenancy wall in a conventional manner is not possible and requires angled screw fixing with 75x3.15mm screws at 300 centres. Pre-drilling of the wall on an angle from the square edge can assist with wall alignment.



Wing Wall Fixings

Section illustration from generic IT wall detail manual

2.8 Panel Joints & Cleats

Both vertical and horizontal panel butt joints require a cleat of 36mm Metra panel.

The vertical cleat is 300mm, and its height is equal to the height of the 45x45mm wall battens.

Horizontal cleats are required to provide minimum cover of 200mm over both upper and lower wall panels and must run the full width of the building out to the fascia line.

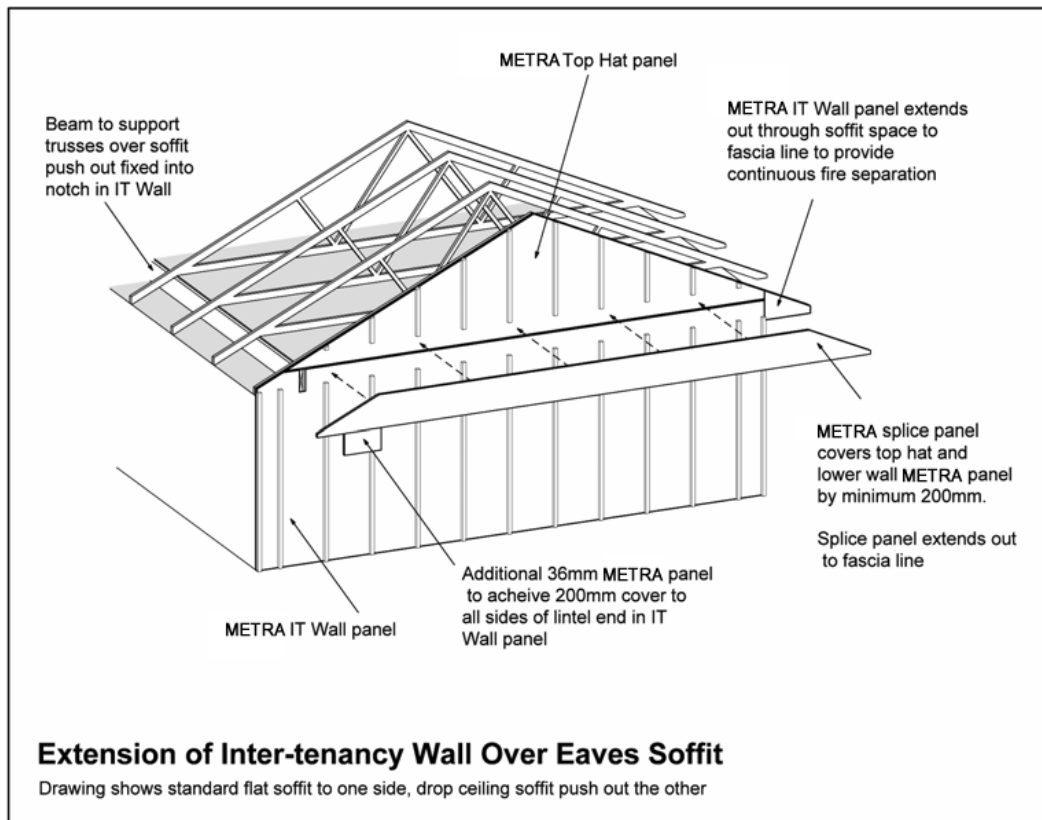


Figure 8 172mm/STC61 IT wall cleat to soffit

Where an IT wall extends up to the underside of the roofing material, the triangular section of panel filling the roof void is referred to as a 'top hat'. Typically, the top hat cleat is 425mm deep, allowing the 200mm cover to top hat and wall panel, and 25mm spanning over the edge of the Metra ceiling panel.

In multi-storey construction, the cleat used to connect inter-storey IT wall panels must overlap the upper and lower IT wall panels by 200mm, and span across the mid-floor structure.

Note that half thickness Pink Batts Silencer (37mm) is required to cover all cleats to the height of the adjacent ceiling height.

Vertical and horizontal cleats can be fixed to the wall panel prior to the panel being fixed to the BP1's.

Horizontal cleats require two rows of 2/ 65 x 3.15mm screws 100mm apart at 200mm centres, each side of the panel joint.

Vertical cleats are fixed with two rows of 2/ 65x 3.15mm nails at 100mm apart at 200mm centres, each side of the joining cleat.

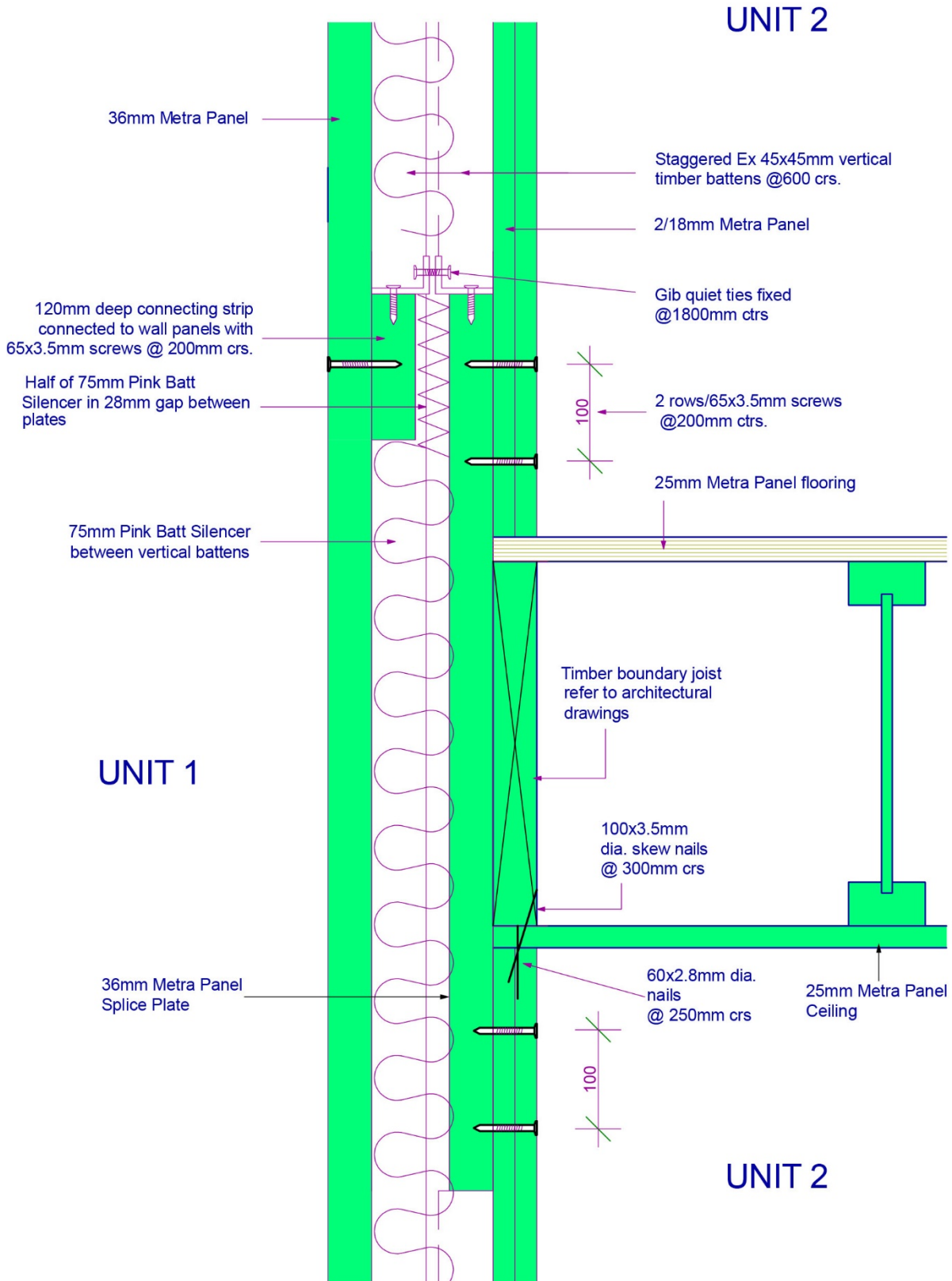


Figure 9 172mm/STC61 IT wall midfloor/single horizontal cleat

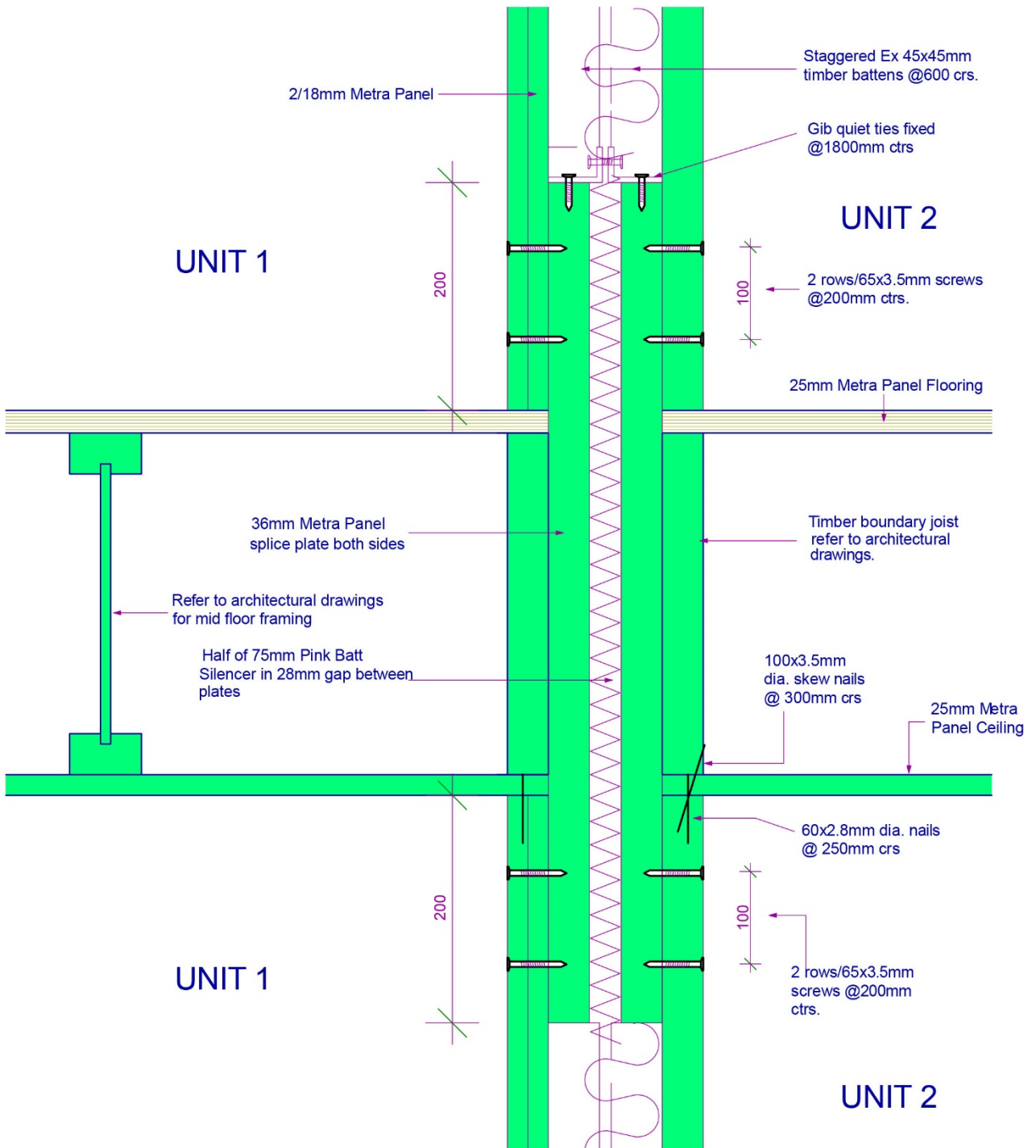


Figure 10 172mm/STC61 IT wall midfloor/double horizontal cleat

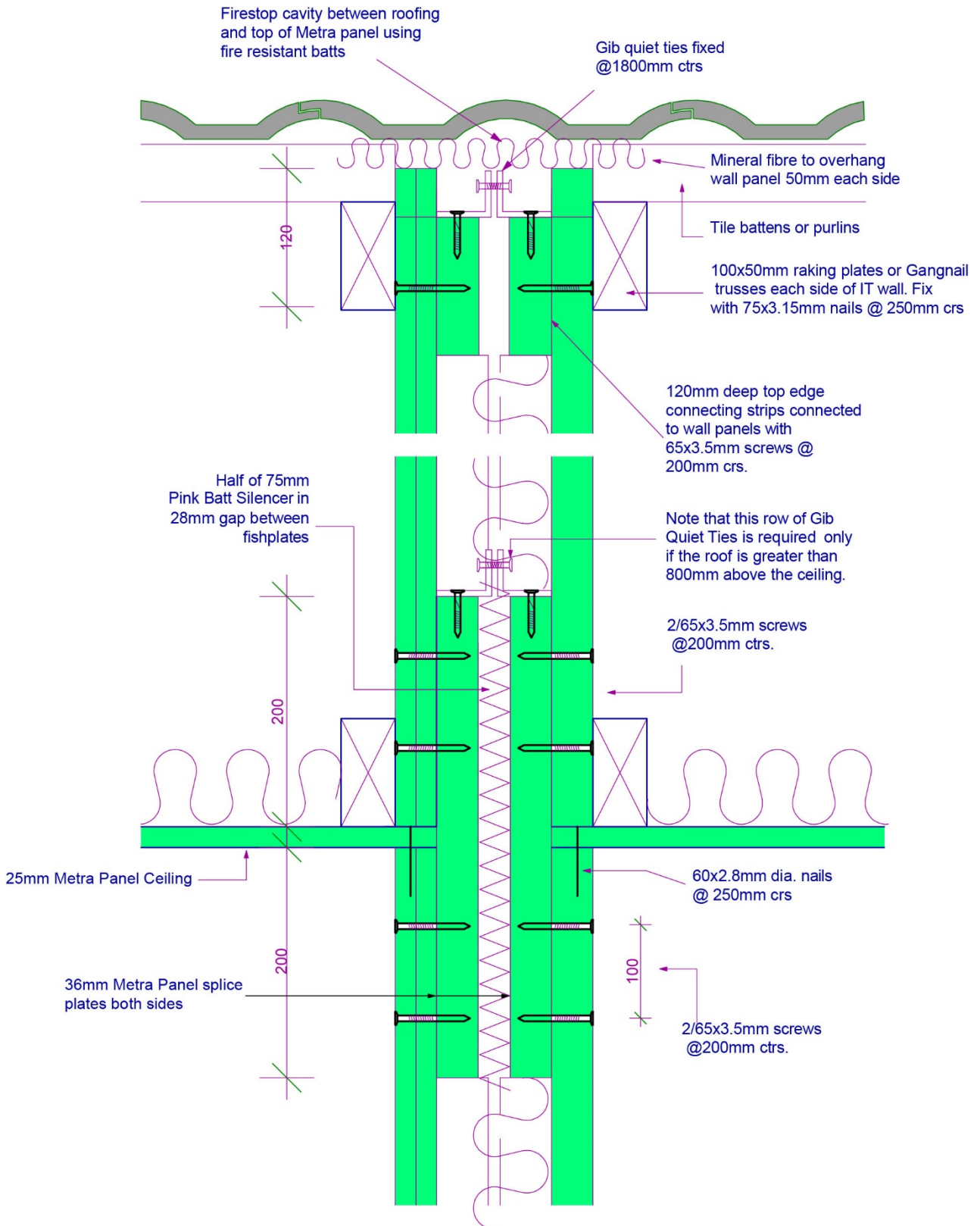


Figure 11 172mm/STC61 IT wall top hat

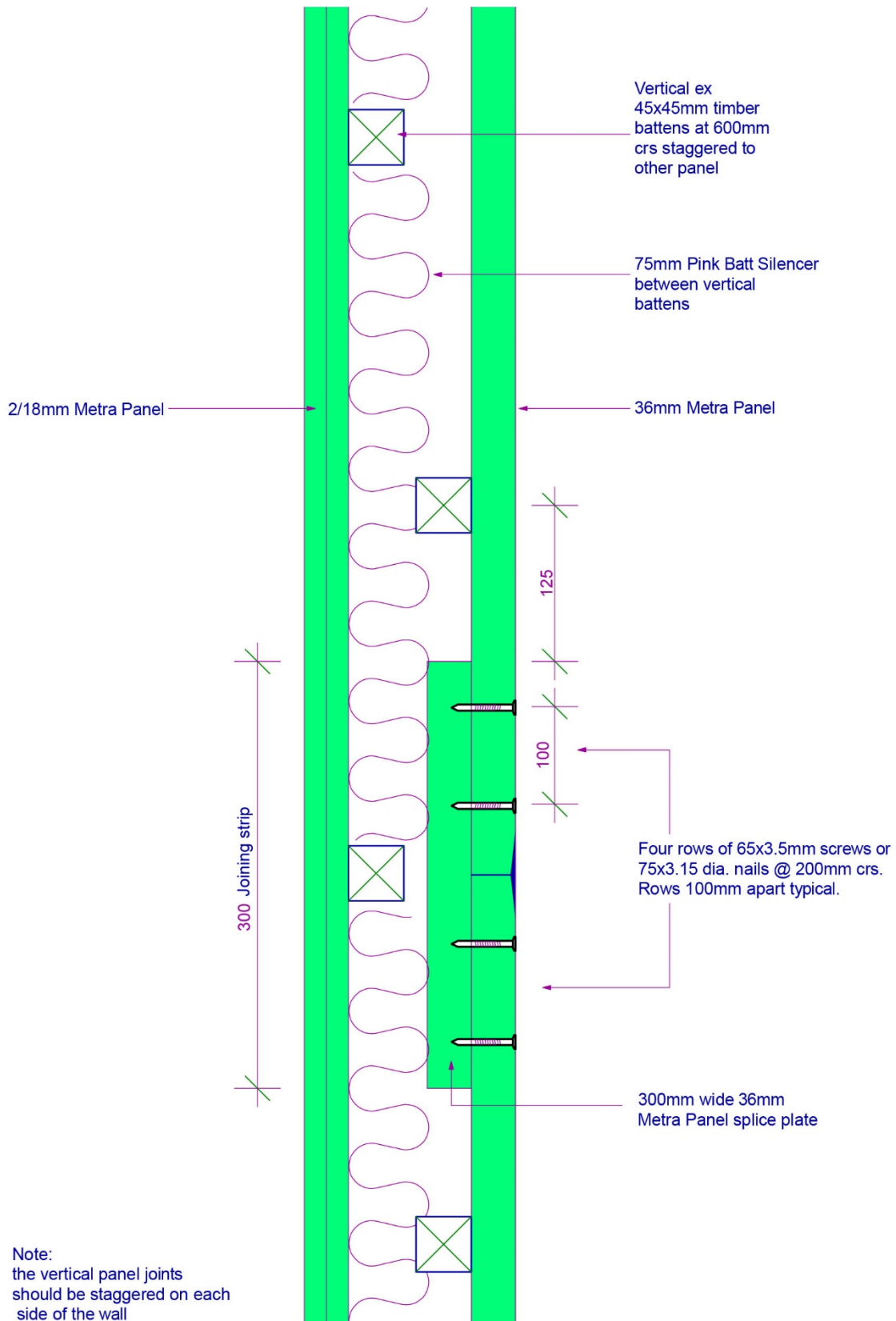


Figure 12 172mm/STC61 IT wall midfloor/single vertical cleat



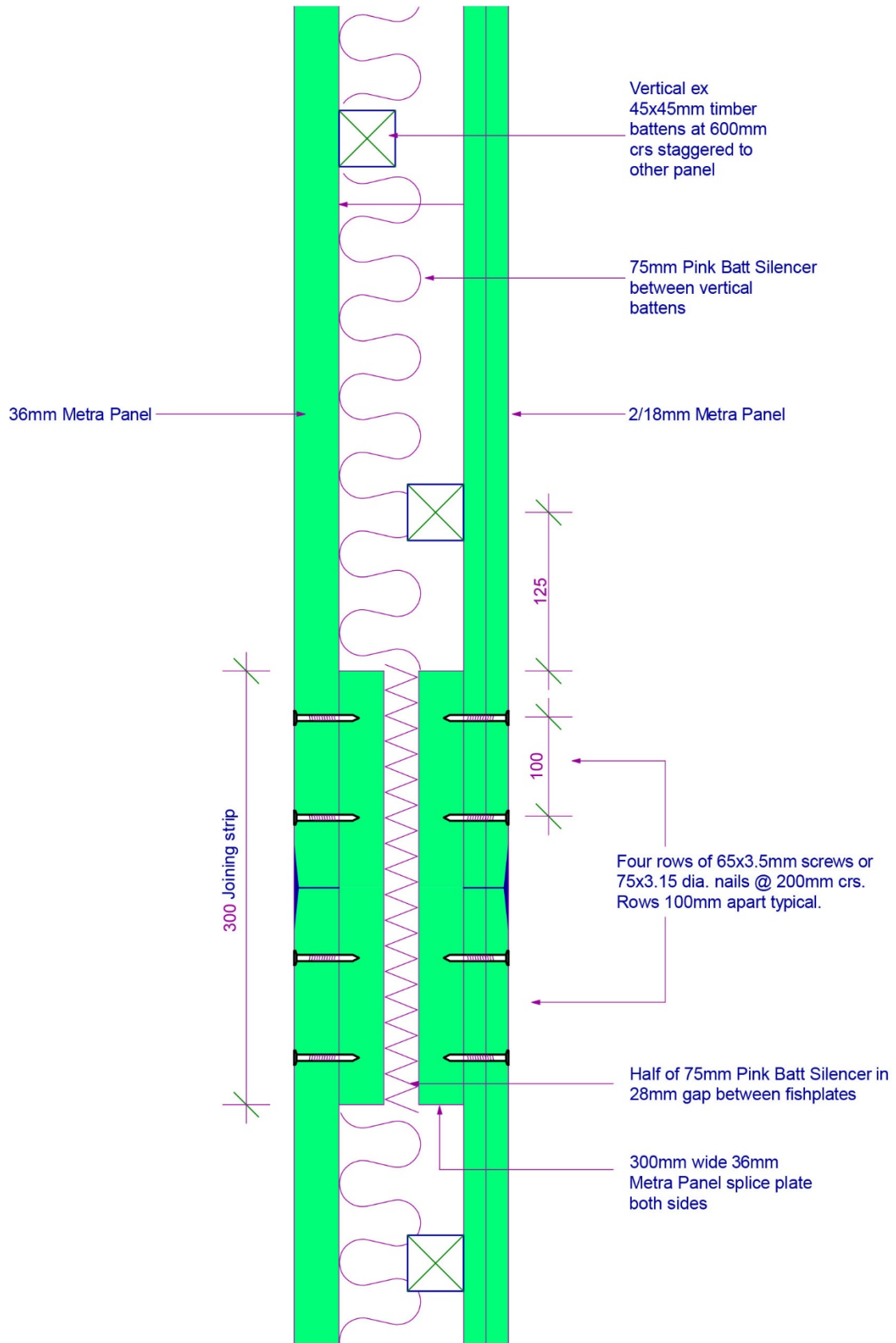


Figure 13 172mm/STC61 IT wall midfloor/double vertical cleat

Section 3. 130mm/STC 57 Inter-Tenancy Wall Design & Construction

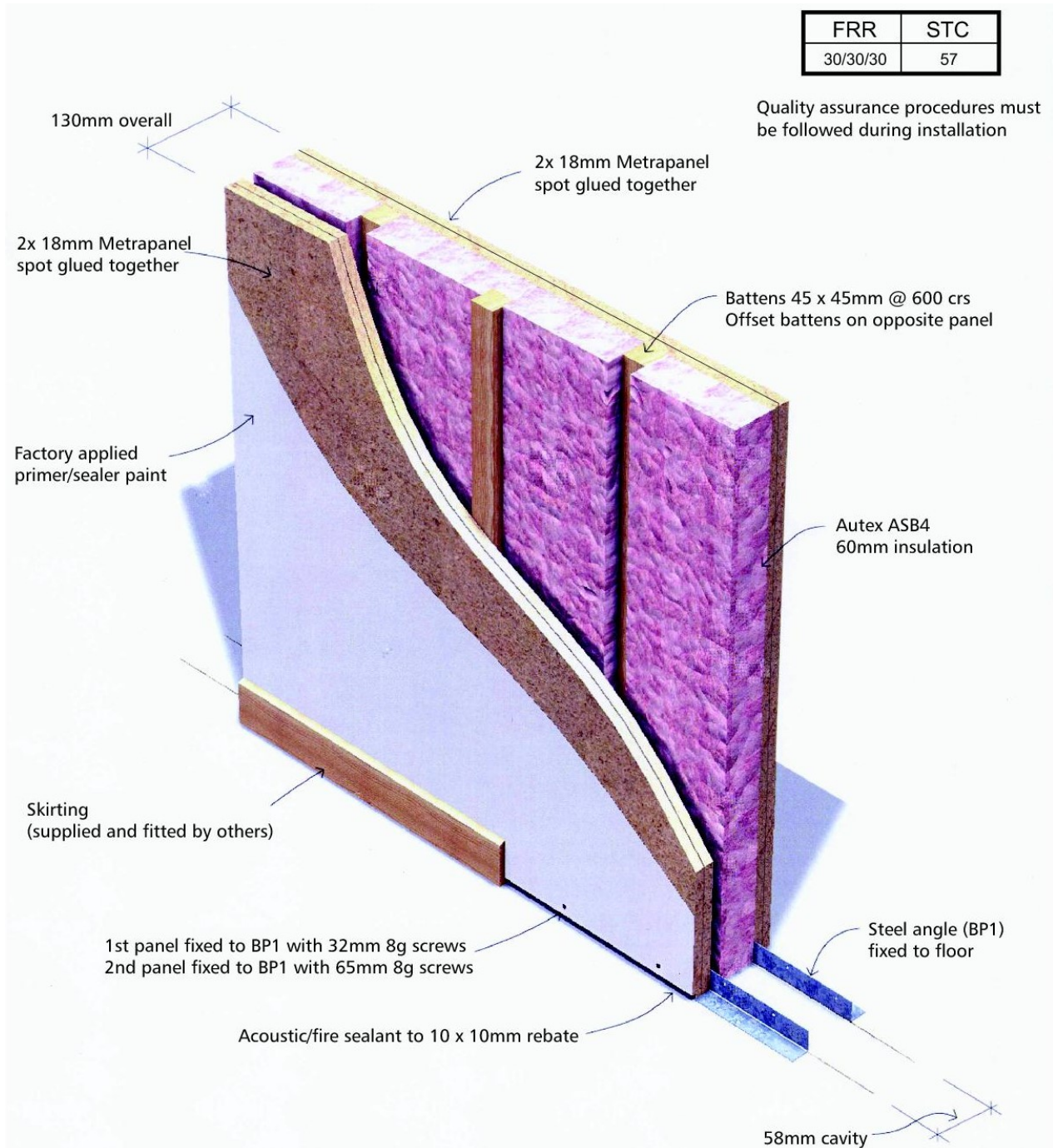


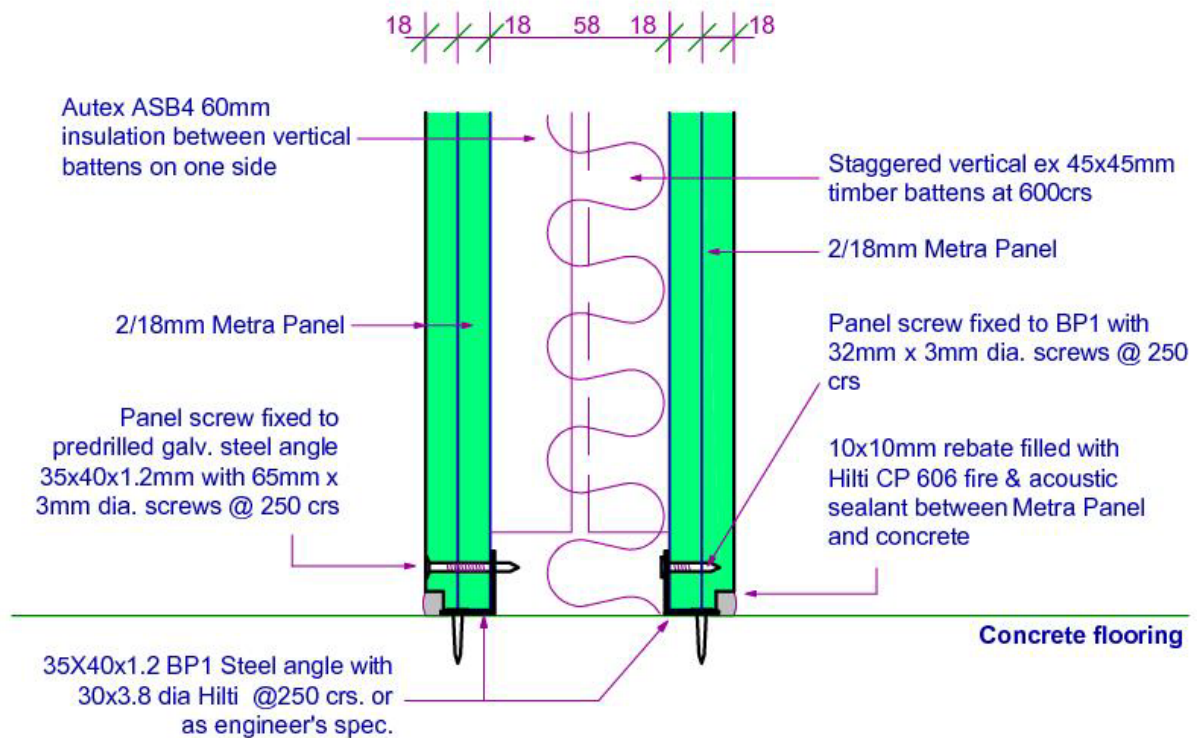
Figure 14 130mm/STC57 IT wall perspective

3.1 Floor Connection

The steel angle used to connect Metra wall panels to the concrete floor, whether inter-tenancy or not, is termed a BP 1 (Bottom Plate 1).

For the 130mm/STC 57 inter-tenancy wall, the BP1's are spaced 58mm apart, measured between the vertical face of the angles. The 58mm cavity depth between the wall panels is a crucial component of the inter-tenancy solution.

Concrete Floor



Timber Floor

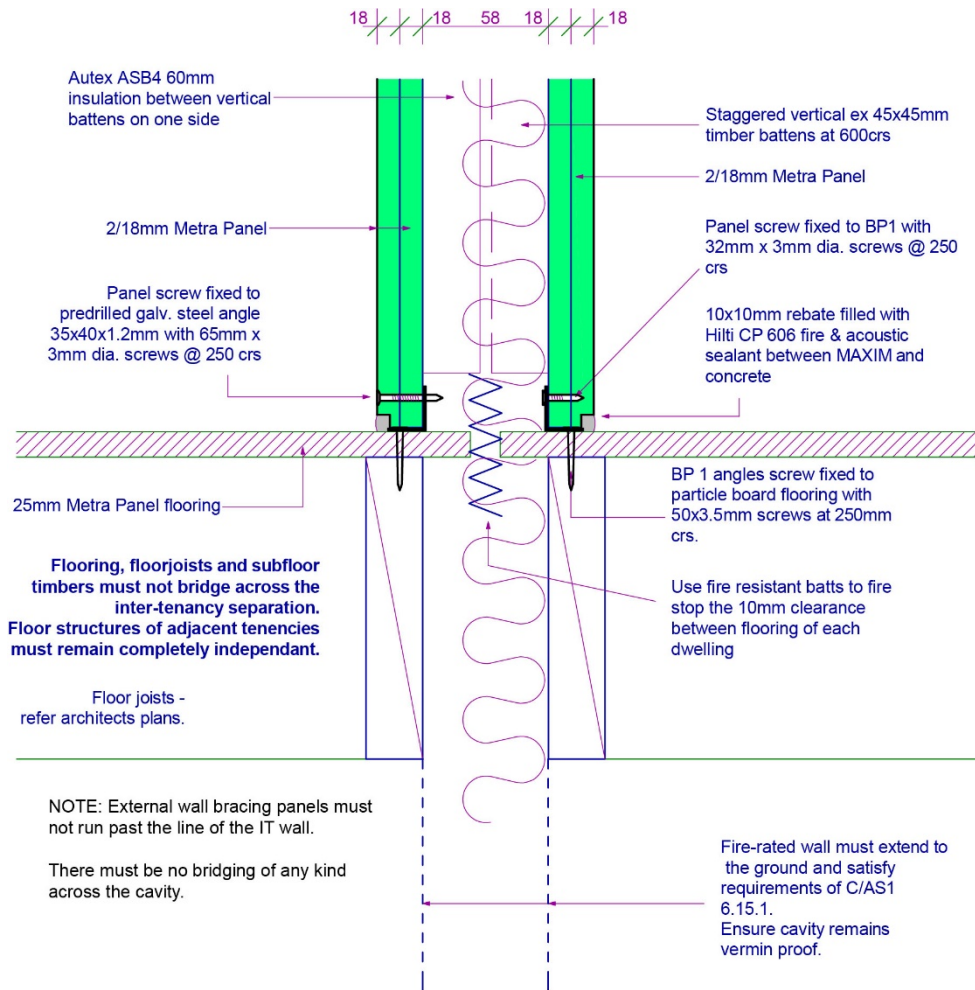


Figure 16 130mm/STC57 IT wall to timber floor connection

3.2 Installation Sequence

The first inter-tenancy wall Metra panel is positioned, plumbed and straightened. It is then screw fixed, through the BP1 into the panel with 32 x 3.15 mm screws at 250mm centres.

The second inter-tenancy wall panel must be screw fixed via pre-drilled holes through the face of the panel into its corresponding BP1 with 65 x 3.15mm screws at 250 centres (Fig 4).

3.3 Metra Panel Combination

The 130mm/STC 57 Metra IT wall comprises two Metra panels parallel to one another. The first panel is a double 18mm Metra spot glued panel and the second panel is also a double 18mm Metra spot glued panel.

The panels must also reach up to approximately 25mm below the roofing material, extending out to the fascia and down to the eave soffit or encompass the entire opening.

3.4 Battens

Each of the two wall panels is stiffened with vertical ex 45x45mm timber battens. All internal battens are spaced at 600mm centres and staggered so that one side alternates with the other, the vertical battens must not be positioned opposite each other across the cavity.

Timber battens are fixed with 4 number 75x3.15mm galvanized nails at 100mm centres to the top and bottom of the batten, and at 250mm centres for the remainder of the batten.

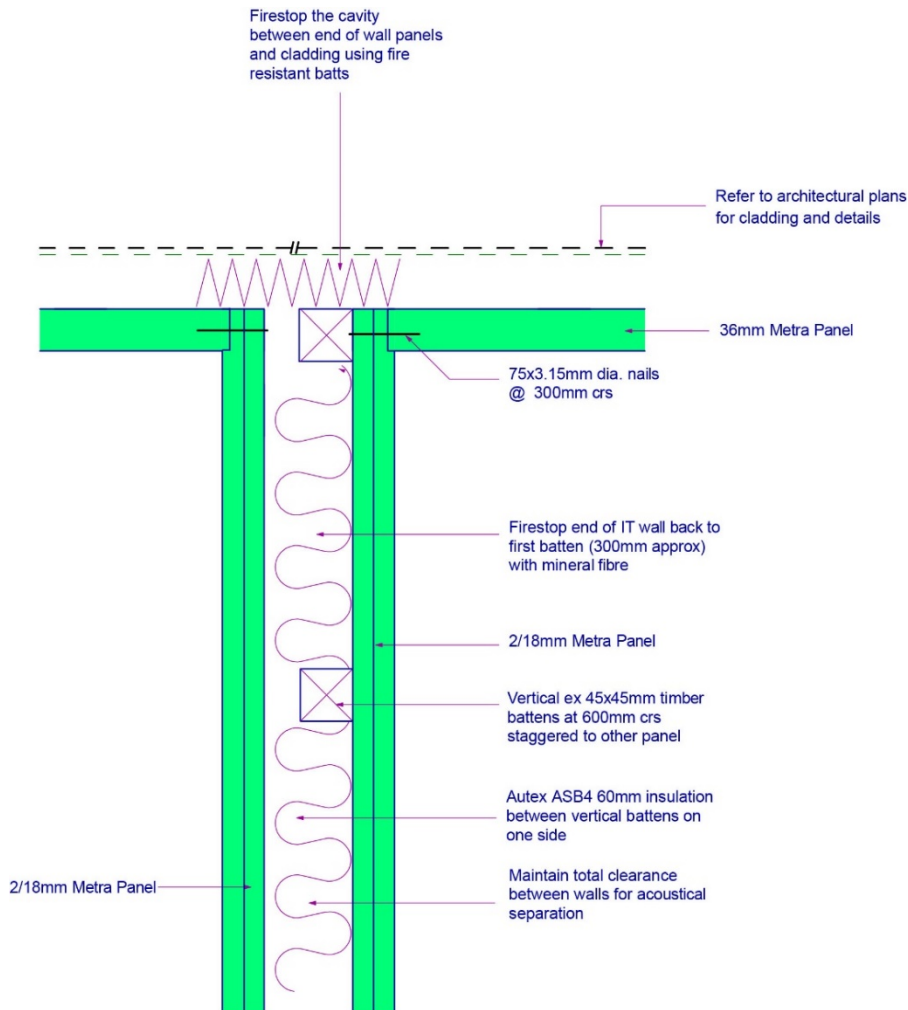


Figure 17 130mm/STC57 IT wall battens

3.5 Sound Absorbing Insulation

To absorb sound within the wall cavity, Autex ASB4 60mm insulation is fitted neatly between the 45x45mm timber battens, on one side only of the inter-tenancy wall.

The sound absorbing insulation is required to cover all the exposed Metra panel on one side of the inter-tenancy wall, to the ceiling height of the adjacent habitable living space.

3.6 Metra Panel & Rebate Sealant

The purpose of the Hilti Fire & Acoustic CP 606 sealant applied to the base of the Metra IT wall panel is to create a continuous airtight seal. For the IT wall to achieve the required sound performance, it must be airtight.

The sealant must achieve good adhesive contact to the bottom of the Metra panel rebate and the concrete or wood-based floor.

Once the building is weather protected and dry, the 10x10mm rebate in the bottom of the Metra panel can be filled with sealant CP 606.

This sealant must be used in accordance with the manufacturer's recommendations including preparation of surfaces, primers and site conditions for temperature and humidity. Refer to sealant manufacturer's technical information.

The sealant must be firmly pushed into the rebate and smoothed off and must be free of any hairline gaps or cracks. Masking along the line of the rebate before applying the sealant is recommended.

Hilti CP 606 can be used to bridge gaps between Metra panel and both concrete and timber flooring.

The bridging gap must not exceed the sealant capabilities (Refer to www.hilti.co.nz CP 606).

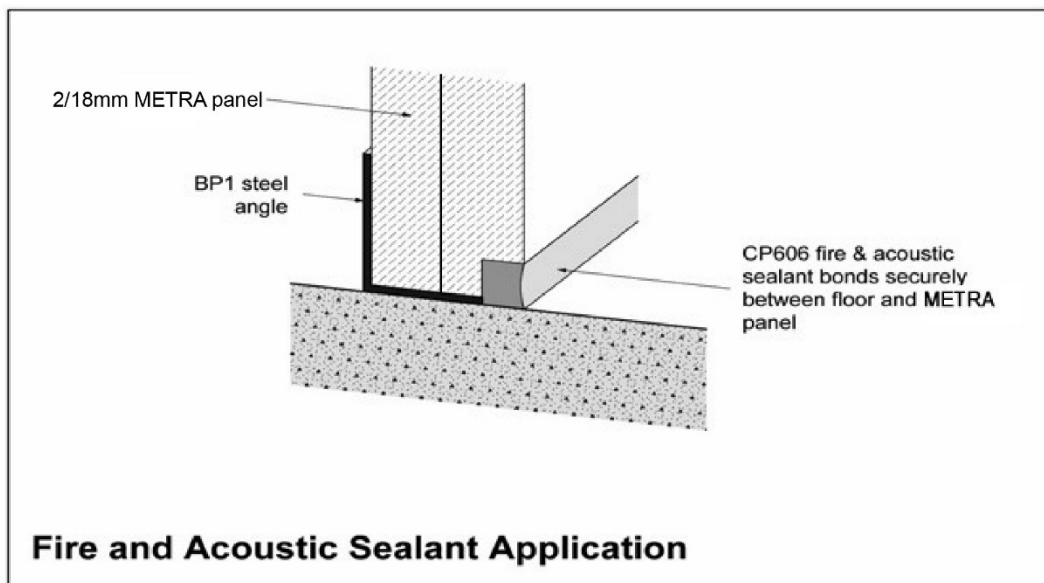


Figure 18 130mm/STC57 IT wall fire and acoustic sealant rebate

3.7 Wing Wall to IT Wall Connections

Standard Metra panel wall to wall connections as shown in the Metra Design and Construction Manual is applicable to the first wing wall shown in fig 19. These details specify 75x3.15mm galvanized nails at 300 centres, fixed from the cavity side of the wall panel.

Fixing the second wing wall to the inter-tenancy wall in a conventional manner is not possible and requires angled screw fixing with 75x3.15mm screws at 300 centres. Pre-drilling of the wall on an angle from the square edge can assist with wall alignment.

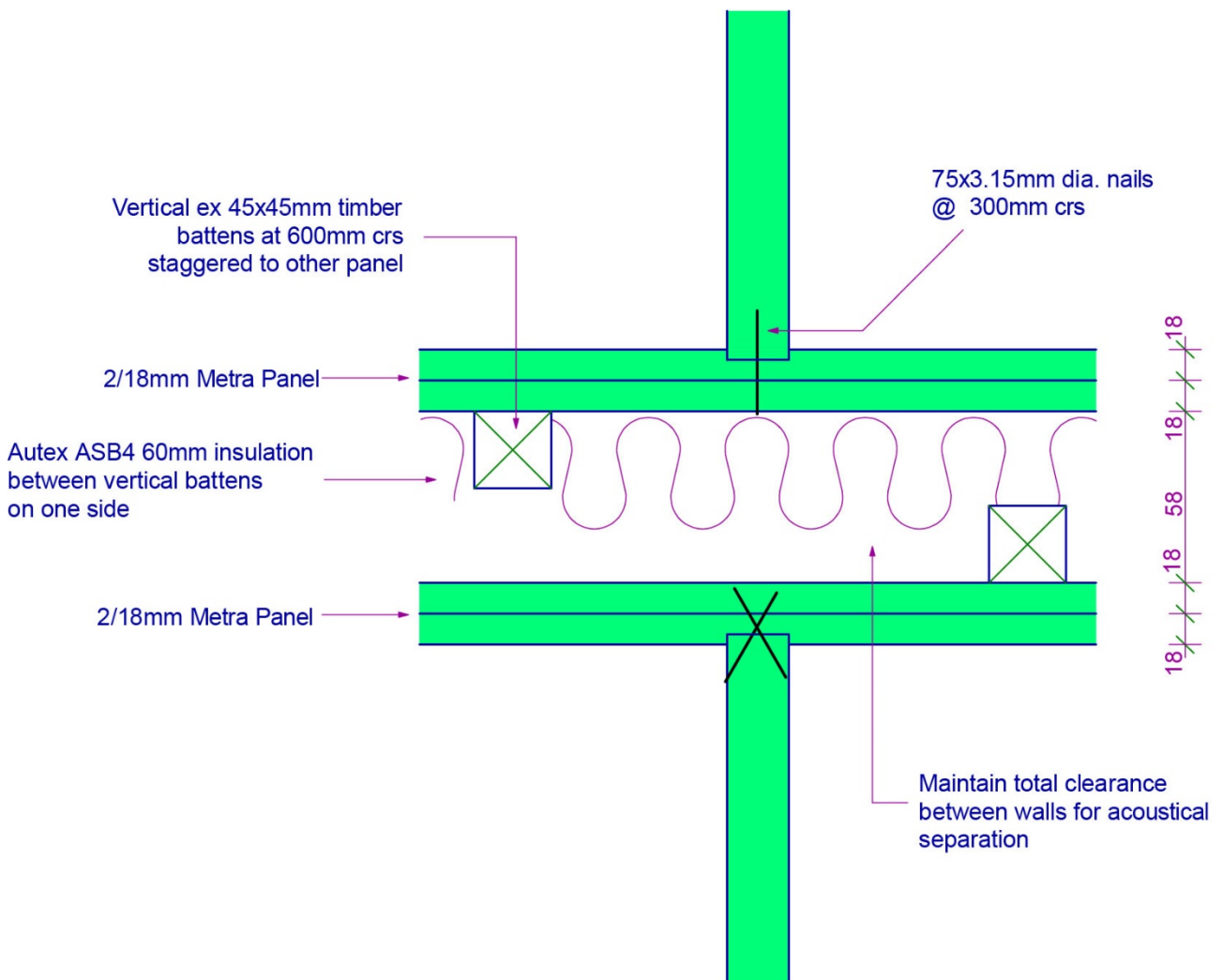


Figure 19 130mm/STC57 IT wall wing wall connection

3.8 Panel Joints & Cleats

Vertical panel butt joints require a cleat of 36mm Metra panel, horizontal panel butt joints require a cleat of 25mm Metra panel

The **vertical** cleat is 300mm, and its height is equal to the height of the 45x45mm wall battens.

Horizontal cleats are required to provide minimum cover of 200mm over both upper and lower wall panels and must run the full width of the building out to the fascia line.

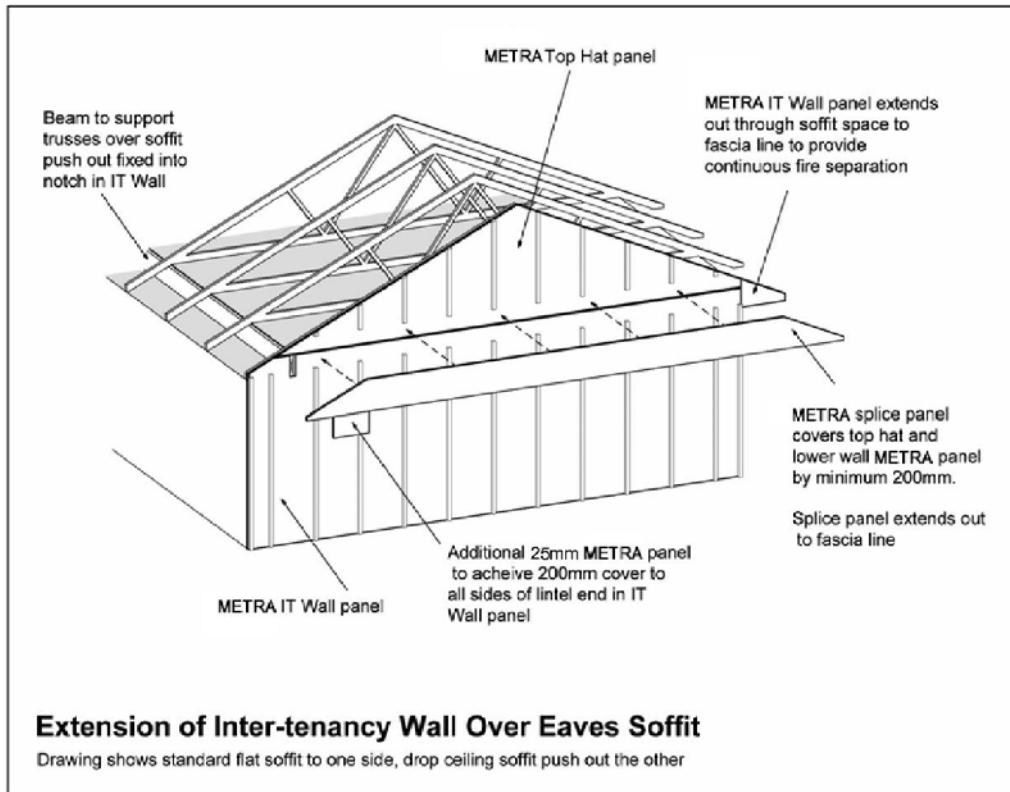


Figure 20 130mm/STC 57 IT wall cleat to soffit

Where an IT wall extends up to the underside of the roofing material, the triangular section of panel filling the roof void is referred to as a 'top hat'. Typically, the top hat cleat is 425mm deep, allowing the 200mm cover to top hat and wall panel, and 25mm spanning over the edge of the Metra ceiling panel.

In multi-storey construction, the cleat used to connect inter-storey IT wall panels must overlap the upper and lower IT wall panels by 200mm, and span across the mid-floor structure.

Note that half thickness Autex ASB4 insulation (30mm) is required to cover all cleats to the height of the adjacent ceiling height.

Vertical and horizontal cleats can be fixed to the wall panel prior to the panel being fixed to the BP1's.

Horizontal cleats require two rows of 2/65 x 3.15mm screws 100mm apart at 200mm centres, each side of the panel joint.

Vertical cleats are fixed with two rows of 2/ 65x 3.15mm nails at 100mm apart at 200mm centres, each side of the joining cleat.

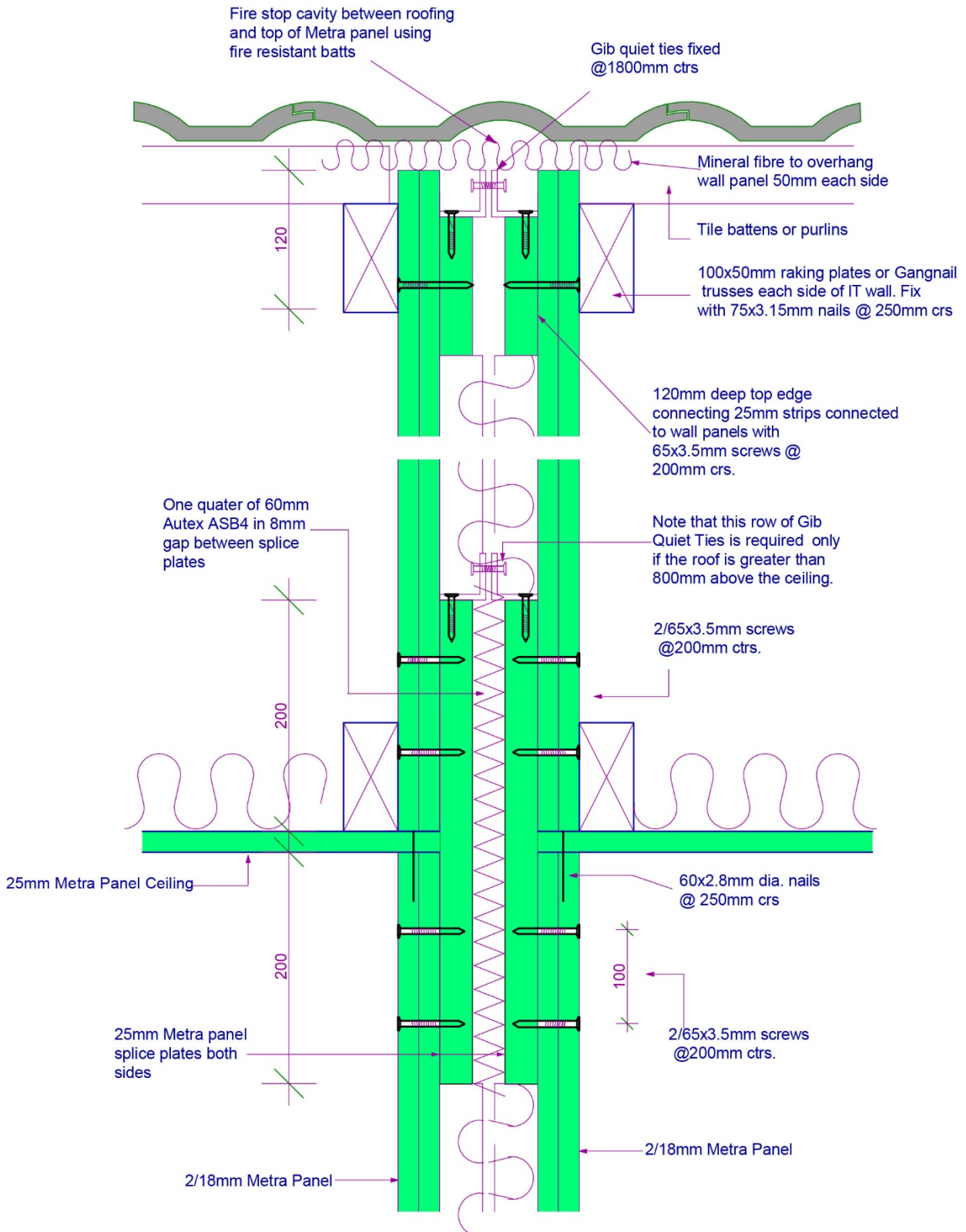


Figure 21 130mm/STC 57 IT wall top hat

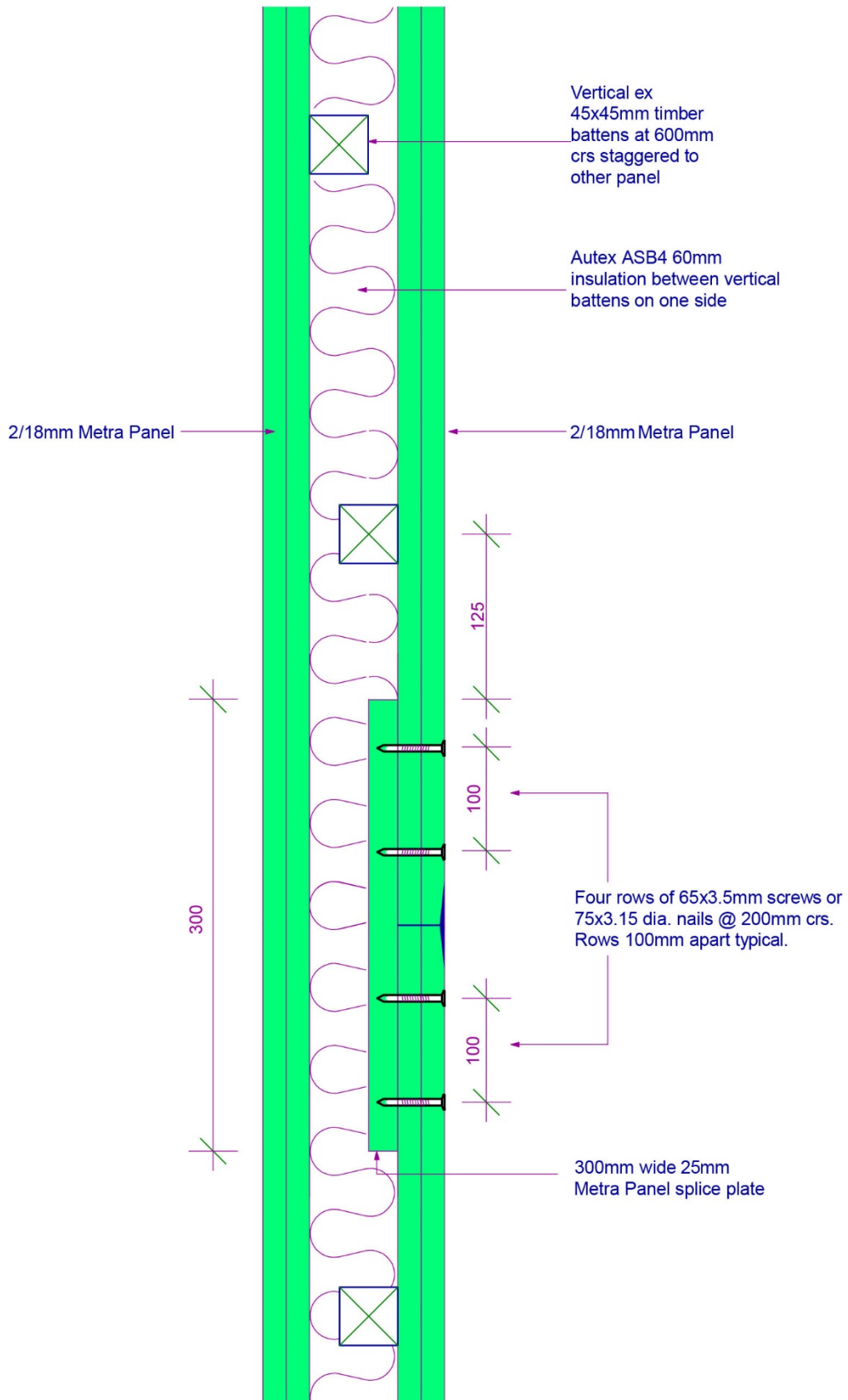


Figure 22 130mm/STC 57 IT wall single vertical cleat

4.1 INTER TENANCY WALL QUALITY ASSURANCE CHECKLIST NO. 1

IT WALL FIRST FIX INSPECTION CHECKLIST

PROJECT:

WALL LOCATION DETAILS	
IT Wall between Unit No.	and Unit No.
Trade Supervisor:	

I have verified the installation of the Metrapanel and agree all these conditions have been met.

ITEM	CHECKED (Initials)
1 BP1 shot fixed to the concrete floor at 250 centres with 30 x 3.7mm Hilti or Ramset pins or screws at middle of wall or 35 x 3.15mm screws at 250 centres.	
2 BP1 correctly spaced and in a straight line and plumb if BP1 used at the head of the wall.	(Print Name)
3 100mm square rebate at bottom of the panel on non cavity side.	
4 1 st panel fixed to BP1 with 35 x 3.15 mm screws at 250mm centres from cavity side.	(Print Name)
5 Ceilings nail fixed to the top of the wall panel. (Where required)	
6 Vertical cleats fixed with 4 rows @ 200 centres with 65 x 3.15mm screws or 4 rows 75 x 3.15 nails @ 150 centres	
7 Horizontal cleats fixed with 4 rows @ 200 centres with 65 x 3.15mm screws or 4 rows 75 x 3.15 nails @ 150 centres	
8 The same panel composition continues up to the underside of roofing.	
9 Vertical battens fixed at 600 mm centres and to continue up to the underside of roofing.	
10 IT wall and Exterior wall junction battens fixed and any end battens fixed as IT wall detail drawings.	
11 Batts fitted between battens (No overlapping)	
12 Service pipes do not touch panel, with 10 mm gap (min) between panel and service pipe	

4.2 INTER-TENANCY WALL QUALITY ASSURANCE CHECKLIST NO. 2

IT WALL CAVITY INSPECTION CHECKLIST BEFORE 2nd PANEL INSTALLED

PROJECT:	
WALL LOCATION DETAILS	
IT Wall between Unit No.	and Unit No.
Trade Supervisor:	



ITEM		CHECKED (Initials)
1	Batts push fitted between all studs and not overlapping or fitted over the face of studs. (Important)	
2	Batts installed in all gaps.	
3	1/2 a thickness of batts fitted over the face of splice if 2 splices are back to back.	
4	No metal fixings or nails used to fix batts in place.	
5	No bridging of any kind across the cavity. (Very Important)	
6	No battens are back to back except the end of IT wall and exterior wall junction battens.	
7	Batten spacing checked and is 600 mm.	
8	Cavity clear of rubbish, offcuts.	
9	Cavity space has been maintained the height of the wall.	

I have verified the installation of the Metrapanel and agree all these conditions have been met.

FOREMAN MAIN CONTRACTOR
 (Signature) (Print Name)

SITE MANAGER INSTALLER
 (Signature) (Print Name)

DATE:

4.3 INTER-TENANCY WALL QUALITY ASSURANCE CHECKLIST NO. 3

IT WALL FINAL INSPECTION CHECKLIST

PROJECT:	
WALL LOCATION DETAILS	
IT Wall between Unit No. _____	and Unit No. _____
Trade Supervisor: _____	

ITEM	CHECKED (Initials)
1	Second Wall panel screw fixed with 65 x 3.15mm screws at 250 centres through the front face of the panel.
2	10 x 10mm rebate for sealant clean, free from dust, dirt, water and dry.
3	10 x 10mm rebate between panel and floor filled with Hilti CP606 sealant on both panels.
4	Sealant continuous in both panel rebates and free from gaps or cracks in the sealant.
5	Gib Quiet ties fixed at top of a panel at 1800 centres, or as required by IT wall detail drawings.
6	The gap between the top of panel and underside of roof filled with fireproof mineral batts or fire resistant blanket if required by standard detail drawings.
7	Job specific details carried out as per details.
8	First fix checklist no.1 and cavity checklist no.2 carried out and signed.

I have verified the installation of the Metrapanel and agree all these conditions have been met.

<i>FOREMAN MAIN CONTRACTOR</i>	
..... (Signature) (Print Name)
<i>SITE MANAGER INSTALLER</i>	
..... (Signature) (Print Name)
<i>DATE:</i>	

