General specifications are produced as a guide only. Instant Sea Containers produces buildings to a high standard of quailty and finish. You should consider visiting our production facilities so we can show you how our buildings are manufactured and the range of optional finishes that are available both internally and externally.

**Region A (non-cyclonic) buildings are typically for areas other than in the Northern parts of Australia. Most metropolitan areas or eastern inland areas. For wind region locations please refer to our website.**

**CONTAINER**

* Single use (one ship) container unless mentioned otherwise on our formal quotation.
* Container colours will vary depending on stock.
* Container pockets may require structural plate steel covering some or all of them, subject to our structural engineers requirements.
* Completed designs assume bottom lift only from the ISO container lifting points.

**STRUCTURAL STEEL**

* Structural steel added to the container coated in two coats of red-oxide followed by a finished coat colour matched as close as possible to the container base colour
* Structural steel to all window and door openings in accordance with our engineers detail.

**FLOOR SYSTEM**

* Laminex Trade essential 19mm structural flooring, termite treated
* Insulfloor-45 under-floor insulation included

**WALL STRUCTURE (INTERNAL)**

* 100mm thick structural Insulated wall panel construction, for Region A2

Fire Retardant EPS core

* Aluminium top/bottom plates to walls

**WALL STRUCTURE (INTERNAL)**

* 50mm SIP wall panel construction to internal walls where indicated
* Aluminium internal corners/trims, colour matched in Surfmist.

**INTERNAL CEILINGS**

* 150mm structural insulated ceiling panel construction

NOTE (some buildings will feature 70mm insulated wall panel construction for external walls, such as toilets/ablutions)

Fire Retardant EPS core

* Prefinished colorbond internal ceilings, surfmist
* Nominal 2400mm ceilings throughout
* Aluminium cornices to ceilings, colour matched in Surfmist.

**WINDOWS & DOORS**

* Powder-coated aluminium windows. Flyscreens and windows key locked. Colour: White
* Commercial steel entry doors with a welded steel door frame, powder coated in Surfmist.  
  Weather seals to doors
* Trio keyed lever entry sets to all external doors
* Gate hooks plus door bumpers to all external doors
* Redicote hollow core internal doors, painted to match Surfmist with Trio lever sets installed
* Door bumpers to internal doors.

**Region D Container buildings will feature the inclusion of Cyclonic Debris Screens to windows.**

**INTERNAL FIT OUT**

* Coat hooks, supplied and installed where indicated on floor plans
* IPG toilet partitioning system to areas as indicated on floor plans. Toilet cubicles feature a toilet roll dispenser, coat hook and privacy indicator set.
* Vanity mirrors installed above all hand basins, 600x450mm framed, silver or white.
* IPG Paper towel dispensers included as shown on the floor plan drawings. Colour: Black
* Chrome towel rails included as shown on the floor plan drawings.
* 1200mm kitchen sink/cabinet unit with stainless steel sink & drainers. White cabinets with 2 doors and draws below.
* 1800mm laminated cabinets with square edged tops location shown on floor plans. Single set of 4 draws to 1800mm long cabinets included. Square handles to all doors/draws. White Fronts, Grey Bench Tops.

**FLOOR FINISHES**

* Armstrong Quantum Commercial grade 2.0mm vinyl floor covering or to all areas marked as vinyl on the floor plan. Colour: Grey.
* Armstrong Accolade safe Commercial grade 2.0mm slip resistant vinyl to wet areas coved 100mm up wet area walls. Colour: Grey

**OPTIONAL – Commercial grade carpets internally. Additional costs may apply.**

**AIRCONDITIONING**

* Included to all buildings as standard where indicated on the floor plan.
* TECO 4.0 KW reverse cycle wall mounted A/C units as shown on the floor plan.
* TECO 3.5KW reverse cycle split system A/C units as shown on the floor plan

**OPTIONAL – upgrade to split system A/C units including TECO, Fujitsu or Daikin brands.**

**PLUMBING**

* Plumber’s registration board permit & certification of works included.
* Water service – cold and/or hot water service to buildings when required.
* Water service connection to a single point as nominated on the floor plan.
* Drains to terminate below floor level at each fixture location unless specified otherwise.
* Floor wastes – to be installed in the location as shown on the floor plan drawings.
* Kitchen sinks - Base MK3 s/steel, single bowl with drainer.
* Base MK2 sink mixer to kitchen sinks
* Electric Storage HWS units as indicated on floor plan.
* Toilet Suites - Baselink Toilet Suite, Acrylic Cistern with Vitreous China pans.
* Stainless Steel wall hung tough urinals as indicated on the floor plan drawings with acrylic cistern over.
* Leon Vitreous China wall hung urinal with acrylic cistern over.
* Stainless Steel wall mounted hand basins
* Base MK2 tapware to basins.
* Posh Bristol Shower Sets.
* 900x900 fibreglass shower enclosures with shower curtains.
* 45L trough with cabinet under to the location as shown on the floor plan drawings. Trough – stainless steel. Cabinet -white.

**ACCESSIBLE**

* Ambulant Toilet Suites – Johnson Suisse Ambulant Deluxe Disabled Toilet Suite.
* Disabled WC Fit out to AS1428.1-2009 including grab rails, coat hook, shelf, door closer and signage.
* Disabled SHOWER Fit out to AS1428.1-2009 including folding shower seat, compliant tapware, handrails, shower rail and curtain track.

**ELECTRICAL**

* Electrical installation to comply with AS3000
* Legrand Plexo single phase internal distribution board
* Internal electrical wired to the switchboard inside the building.
* 110x110 plastic Junction Box externally.
* RCDs installed to all circuits as required.
* Huneco slimline LED batton light fittings internally where indicated on the floor plan drawings.
* Single/Double GPOs throughout as indicated on the floor plan drawings.
* Wall mounted exhaust fans as indicated on the floor plan drawings.
* 240v Smoke detectors as indicated on the floor plan drawings.
* Illuminated emergency exit lighting included as indicated on the floor plan drawings

**OPTIONAL ITEMS**

**NOT INCLUDED UNLESS SPECIFIED OTHERWISE ON A FORMAL QUOTE**

* Vandal resistant externally security lighting
* Data/Communications Points
* HDMI Points for wall/ceiling mounted TV’s or Projectors
* Split system reverse cycle A/C units
* Commercial grade carpet
* Alarm systems
* Fire Extinguishers
* Furniture & Appliances

**OPTIONAL SERVICES**

**NOT INCLUDED UNLESS SPECIFIED OTHERWISE ON A FORMAL QUOTE**

* Building Permit Application/Approvals
* Energy Efficiency Certifications
* Structural Engineering Certifications
* Transport
* Onsite Setup of Buildings
* Service Connections – Power/Water/Sewer