WikiHouse Designer – Service and building processes

Design and building process

This is an 8 step process:

1.0 Outline design – Design and planning approval

Once we are engaged as the architect / WikiHouse Designer we can begin to design your scheme. We will work with WikiHouse block library as early as possible in the design process, ensuring the design fits the WikiHouse system, and uses standard-size WikiHouse 'Blocks' (structural wooden building components) wherever possible. This will save you time and money later.
Check Local authority and or building certifier to make sure your design meets the building regulations, and you may need to produce a set of drawings and documents to get Development Assessment (DA) approval planning consent for your project.

In some cases you may also want to engage a quantity surveyor to estimate the cost of your design, although in the case of smaller projects we may be able to help you do this.

Key responsibilities:

- Make sure your design is within the structural rules of WikiHouse.
- Get planning consent, if required.
- Make sure your design meets building regulations, if required.

2.0 Chassis (floor layout) design

We will create a detailed 3D model of your WikiHouse floor layout plan (the raw structure), along with a WikiHouse.cc cutting list, cutting files and the assembly manual. Note, we will

obtain a quote and get your acceptance before proceeding with this.

Ideally the design will only use standard WikiHouse 'Blocks'. Alternatively, for other design and/or bespoke 'Blocks', WikiHouse.cc can do this for a fee quote, and design new, custom Blocks for you.

3.0 Structural check

In order to meet building regulations you will need a report from a qualified structural engineer. We have a RPEQ engineer familiar with the WikiHouse systems to undertake Form 15 (Structural adequacy) and Form 16 (compliance) if required. In any case, you will need to agree a custom fee with our engineer.

Our structural engineer will also require, and recommend a geotechnical report person to determine bore hole positions, for soil classification to design the foundations.

Key responsibilities:

- A qualified structural engineer must certify that the structure meets building regulations.

4.0 Detail design

WikiHouse provides you with a structural 'chassis' for your building and an unlimited choice in the way you finish it: windows, doors, exterior cladding materials, internal walls, linings, and services. These will be outlined in specification notes on the drawings and reference to the manufacturer's fixing instructions. It is important that these details are done right, so your project is weathertight and meets building regulations.

Key responsibilities:

- Your building must meet building regulations, for example in relation to fire resistance and energy performance.

5.0 Manufacture

Find a local CNC fabricator to cut and assemble your blocks. They can use our manufacturing guide and block assembly manuals.

WikiHouse will have a growing network of approved WikiHouse manufacturers. Send them your cutting list to request a quote.

6.0 Site preparation

You and your builder should prepare your site before the WikiHouse blocks arrive. This includes installing foundations and utilities to a high level of accuracy.

A structural engineer will be able to specify the foundations you need, although they may require a site survey first (see step 2 above). Then you can usually engage a local building company to install them. Alternatively, some specialist foundation companies offer a full service that will include surveying, installing and testing foundations. See www.mega-anchor.com.au.

Key responsibilities:

- To meet building regulations, your foundations must be certified either by a qualified structural engineer or a foundations installation company.

7.0 Assembly

A WikiHouse chassis can usually be assembled in 1-4 days. Make sure that you or your builder has the right equipment, and a plan for how to assemble the chassis in a safe way, complying with all relevant health and safety legislation.

You or your builder can assemble the WikiHouse chassis yourselves, or alternatively, we also will have a growing network of WikiHouse installers who can rapidly assemble your WikiHouse chassis for you.

Key responsibilities:

- You must comply with all relevant Health and Safety regulations. This may include notifying authorities about the project.

8.0 Finish and fitout

You can now install windows, breathing wrap, external cladding, internal services, and internal finishes and landscaping.

You might do some of this work yourself, have a single contractor who does it, or you might use different installers for different parts of the build. Some WikiHouse installers may also provide a full project build service.

Once you have completed your project, WikiHouse.cc wish you to share your photos, stories, solutions and any suggestions for how they can improve the system.

We would also love to see any data you have about how much your project cost, and how your building performs over time.

Key responsibilities:

- You must comply with all relevant Health and Safety regulations. This may include notifying authorities about the project.
- A building regulations inspector may have to visit and sign off your project.