

THE

PLAYHOUSE

CHALLENGE

CANTERBURY



birthright

nurtured - resilient - inspired
children & families



Tenants Protection Association (Christchurch) Inc.
Te Tōpū Tiaki-ā-Kainohu



CONSTRUCTION GUIDELINES - 2017 PLAYHOUSE CHALLENGE

Reading these guidelines is the first step towards creating an exceptional children's playhouse for the 2017 Playhouse Challenge.

Birtright Canterbury and Tenants Protection Association (TPA) Christchurch thank you for your interest and wish you all the best for your project. Don't forget to submit your Expression of Interest by 22 December 2016, so that you can take part in this exciting event.

These design guidelines are to ensure that each playhouse in the 2017 Playhouse Challenge can be safely transported on a standard flatbed trailer truck. Competitors also need to build their structures to these specifications so that Birtright Canterbury & TPA can move them without a permit on public roads and under bridges.

Building to these specifications will also ensure compliance with building code regulations and enable easy installation within the display area at the Star Home and Leisure Show (30 June-2 July).



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CONSTRUCTION GUIDELINES

2017 PLAYHOUSE CHALLENGE

DESIGN REQUIREMENTS

Dimensions

The playhouse structure must fit within a 2.5m x 3m (W or L) x 3m H envelope.

The maximum footprint of each playhouse is 2.5 metres by 3 metres (small overhangs may be acceptable (see note below). This requirement is strictly enforced so the new owner can install the playhouse in their yard without obtaining a permit.

The maximum finished height of the playhouse shall not exceed 3 metres in height, including the platform base. The sub-floor platform is part of your overall height so please make sure your design accommodates these dimensions. Please note: The playhouse does not have to be 3m high, this is the maximum it can be.

Weight Limit

The weight of each playhouse is limited to a maximum of 1800kg

Please use strong but lightweight materials to construct your playhouse. Be conservative with your estimates as we would hate for any damage to occur during transportation.

All playhouses need to be weighed prior to installation and those in excess of the weight limit may not be displayed. If necessary, consult with a structural engineer to review the design prior to plan submission in order to ensure the overall weight of the playhouse stays within the guidelines.

Please ensure the weight is evenly distributed, so that the playhouse can easily be lifted on and off a truck by a forklift or crane.

Cantilevers

A cantilever may protrude over the playhouse platform by 300mm only.

A design may include the entire overhang at one side or two opposite sides by 150mm (or other dimensions equalling 300mm)

This is to accommodate features such as bay windows, round/off shape turrets, long roof overhangs side stairways etc.

Exterior features and steps

Step risers and treads should be designed to reasonably accommodate the the height from the finish grade to the threshold.

Stair designs should be made of durable materials.



All porches, ramps, and any other exterior features should be designed to be within the 2.5m x 3m building envelope, excluding the stairs needed in front of the playhouse door to accommodate the platform height and any other site differential.

Multi-level structures

Playhouses should not have two “definitive” stories, although inside lofts and decks on rooftops are encouraged as long as the playhouse height does not exceed requirements.

Bases

All playhouse houses must be built on a platform which will be supplied by Birthright & TPA.

This will ensure that a forklift can pick up the playhouse from any direction and that the playhouse is sturdy enough to be craned. This is a crucial construction element of your playhouse and must not be altered.

Do not permanently cover any side of your playhouse platform when constructing your playhouse. Please construct skirting pieces that are easily removable without causing damage to the playhouse. This can be achieved by using screws, lag bolts or a counter sunk wing nut as opposed to nails or glue.

Playhouses are moved several times in/out of the venue, on /off trucks, and into the playhouse buyer’s home. If a forklift or crane is unable to get underneath your playhouse from any side, this can cause damage to your playhouse and ultimately cost the buyer or Birthright/TPA additional funds.

Please ensure that the playhouses are fixed firmly to the platform bases so they can be transported and moved (several times). When they reach the owners homes the platform bases should be removable, to allow owners to move the playhouses around their property if necessary.

Weatherproofing

Playhouses must be securely built and weatherproofed where necessary.

Playhouses are subject to the weather and can be rain damaged and ruined easily. Please be sure to secure windows, doors or openings such as faux chimneys to ensure they are not open to the outside elements. Provide provisions for drainage as necessary.



GUIDELINES

Safety

- Ensure handrails are an appropriate size for young children (large timber logs do not allow a child a firm hand grip)
- Ensure fall height is not greater than 1000mm. The design of the playhouse should not allow children to climb onto the roof or onto surrounding structures.
- All barriers on the playhouse structure should be vertical not horizontal with a **recommended guard rail height of 900mm/stairs ramps and landings and 1000mm balconies decks and edges**. The space between vertical timber rails should be 75mm. This gap should be less than 89mm for metal or plastic rails.
- The playhouses should be strong, sturdy and securely anchored.
- Check for spaces that could trap a child's head or neck, particularly if they were to slip through feet first and not be able to support their weight. To test for head entrapment, identify all accessible spaces 600mm above ground level or an equivalent support surface. To prevent head entrapment ensure enclosed spaces are **smaller than 89mm and larger than 230mm. Any space between 89mm and 230mm is an entrapment area**
- Watch for sharp edges that could cut; also splinters and protruding parts that could pierce skin, or tangle children's clothing.
- Always **secure ropes top and bottom** so they cannot form a noose.
- Playhouses must have finished windows and doors that can be secured and locked. Children can become trapped inside a playhouse if it has doors that cannot easily be opened from the inside. Keep in mind what type of locks you use as children's fingers can become caught or crushed in the gap at the hinged side of a playhouse door.
- If a playhouse does not have adequate ventilation, children can suffocate if left inside for a long period. For cross ventilation and to avoid a "hot box" effect inside the playhouse please ensure that at least one window, in addition to the front door can be opened to allow fresh air to flow throughout.
- As the playhouse is for children, the use of polycarbonate or safety glass is suggested. **All building materials should also be non-toxic.**



Special Features

- Playhouses must be completely contained within the sub-platform design/dimensions. Attachments such as extended porches, ladders, slides, swings, copulas, arches, etc. are generally not allowed on entries.
- Builders are encouraged to equip playhouses with accessible door openings, lever handles and other design features that would allow accessibility and use by children with special needs.
- Builders are encouraged to finish playhouse interiors using countertops cabinets miniature furniture, window coverings toys games etc. **All interior items are sold with the playhouse at the time of auction.**

Electrical

- The playhouses are to be completely off grid. **No electrical features are to be included in the playhouses.**

Transportation

Playhouses are moved up to six times before their final resting place in their new owner's home.

- Please secure all elements on the playhouse such as trim, roofing, etc, with nails screws and glue to withstand 100kph winds during transportation.
- **We ask that all playhouses be wrapped in plastic-wrap to secure the playhouse for transportation, this will protect the playhouse from being marked with crane straps etc.**
- Our transportation sponsor will pick up and deliver the Playhouse using a large crane truck or fork-lift. Entrants are responsible for ensuring their entry is prepared for transportation to the event, including securing loose items and wrapping/covering with tarps if necessary. Entrants should also arrange to have someone available to assist with loading the playhouse on the truck for delivery.
- Specific details about transportation and installation will be provided to participating builders closer to the date.
- Playhouses will be displayed in a "Model Village" setting for the duration of the event and then auctioned to raise fund for Birthright and Tenants Protection Association.

Please remember these playhouses are for children, and during the exhibition at the Star Home and Leisure show hundreds of children will be playing in them, so please ensure your playhouse will stand the test of time when designing and building.



TIMELINE AND IMPORTANT DATES TO REMEMBER

SIGNED EXPRESSIONS OF INTEREST - received by 5pm, Thursday 22 December 2016

Each builder is required to complete and submit an EOI to be considered as a participant in the 2017 Playhouse Challenge. This will clearly state the terms and conditions on which you will participate in the Challenge.

CONCEPT DESIGNS - received by 5pm, Thursday 26 January 2017

Builders must submit concept designs. Five will be selected by a design review committee to produce final drawings and construct their playhouse

FINAL DRAWINGS FOR CONSTRUCTION –received by 5pm, Friday 10 February

The five selected builders must submit final designs (incorporating feedback from the design review).

NB – We will use these drawings for marketing and publicity purposes so good quality renders are preferred.

PLATFORM PICKUP: By Late February 2017

BUILD COMPLETION DATE: Friday 10 June 2017

PLAYHOUSE PICK-UP DATE: Friday 16 June 2017

BUILDERS BRIEFING SESSION

A playhouse team meeting is required prior to commencement of the build. We ask that a point of contact from your company and the person in charge of the playhouse construction attends this meeting. We will schedule this meeting no later than February 2017.

If two participating builders submit a similar playhouse design/theme, both builders will be notified and will be given the opportunity to alter their design. In the event of this duplication, the first builder who submits their design/theme to the playhouse challenge committee will be given first right of refusal to use that design theme exclusively.



DESIGN REVIEW

Playhouse designs are to be submitted to the Playhouse Challenge Design Committee for review prior to construction. This review is for concept approval only and is meant to ensure that all creations comply with the construction guidelines.

Designs should be submitted for review by Thursday 26 January 2017

CONTACT INFORMATION

For further information please contact Ali Brunel

Phone 03 3792297 or email projectsupport@tpa.org.nz

