

THERMAL PERFORMANCE SPECIFICATIONS:

(21626 – 23 Second Ave)

The following specifications take precedence over other plan notations for the construction of this building.

NOTE: In addition to BASIX commitments; building compliance is required to comply with the 'New South Wales Additions' in the current edition of the NCC – Vol. 2, at the time of building.

This includes New South Wales Parts 2.6 and 3.12.

Specific mention is made of the following provisions:

- Building Fabric Thermal Insulation

(NOTE: If steel framing is used a thermal break may be required)

- Building Sealing
- Building Services

(NOTE: Ventilation requirements of Section 3.8.7.3 b must also be complied with and this means bathrooms should not normally be exhausted into roofspaces unless they are ventilated.)

WINDOWS (total product specification – glass + frame)

U-value 4.8 (or less than) & SHGC 0.59 (+/-5%) (Typically: Low-e Clear glass in AL. frame)

EXTERNAL WALL (Light/Medium colour)

Brick Veneer – R2.5 – 90mm thick Bulk insulation with antiglare reflective airgap

Garage – Antiglare reflective airgap only

Cavity Panel – R2.5 – 90mm thick Bulk insulation with vapour barrier

INTERNAL WALL

Cavity Panel – No Insulation (generally)

Cavity Panel – R2.5 – 90mm thick Bulk insulation (between garage & Living areas)

EXTERNAL FLOOR

Concrete Slab on Ground – No Insulation

Suspended Timber (Open Sub-Floor) – 20mm foil-board insulation

CEILING SPACE with CEILING ABOVE

Plasterboard – R2.0 bulk insulation with air-gap (between garage and upstairs living areas)

CEILING SPACE with ROOF ABOVE

Plasterboard – R3.5 bulk insulation

ROOF (Medium colour) (Non-ventilated)

Sheet Metal Roofing – 60mm Foil Blanket with Reflective airgap

RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation (ie: IC rated)