

THERMAL PERFORMANCE SPECIFICATIONS: (21915_03 – 113a Paterson Street)

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 0.51 (+/-5%) (Typically: Double glazed Clear glass in AL. frame)

- Applies to Group A glass (i.e. hinged kitchen bi-fold) – except Units 1 & 6

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

- applies to Group B glass (i.e. louvres, sliding and fixed glass) - except Units 1 & 6

NB; the above glass can be purchased as single glazed glass

U-value 3.6 (or less than) & SHGC 0.47 (+/-5%) (Typically: Double glazed Clear glass in AL. frame)

- Applies to Group A glass (i.e. hinged kitchen bi-fold) – Unit 1

U-value 3.6 (or less than) & SHGC 0.54 (+/-5%) (Typically: Double glazed Clear glass in AL. frame)

- applies to Group B glass (i.e. louvres, sliding and fixed glass) - Units 1 & 6

EXTERNAL WALL (Light colour)

Brick veneer – R2.5 - 90mm thick Bulk insulation with vapour barrier (Garage – no insulation) (Group floor)

EPS Cavity panel – R2.5 bulk insulation with vapour barrier (First floor)

INTERNAL WALL

Cavity Panel – No Insulation (generally)

Single skin brick – R2.0 – 90mm thick Bulk insulation (between garage & Living areas)

Concrete Block – partition wall

EXTERNAL FLOOR

Concrete Slab on Ground – No insulation

Suspended Timber – Open sub-floor – 20mm foil-board insulation

CEILING SPACE with CEILING ABOVE

Concrete/Plasterboard – R2.5 bulk insulation

CEILING SPACE with ROOF ABOVE

Plasterboard – R2.5 bulk insulation (with deck above)

Plasterboard – R3.5 bulk insulation (with roof above)

(Garage – No insulation)

ROOF (Light colour) (Non-ventilated)

Sheet Metal Roofing – 60mm Reflective Foil Blanket

Waterproofing membrane – No insulation with deck above ground floor

CEILING FANS

All units: 1200mm x 2 Kitchen/Living area; 1200mm x 1 all bedrooms and study

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

Refer to current HERS Certificate to validate these thermal specification details.