



June 2023		BSA Reference: 19188			
Building Sustainability Assessments		Ph: (02) 4962 3439			
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Important Note					
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below than the Assessor and NatHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction.					
In NSW both BASIX & the BCA variations must be complied with, in particular the following:					
- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1					
- Thermal breaks for Class 1 dwellings in accordance with Part 3.12.1.2(c) & 3.12.1.4(d)					
- Floor insulation for Class 1 dwellings as per Part 3.12.1.5(a)(ii), (iii) & (e) or (c), (d) & (e)					
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.					
Thermal Performance Specifications (does not apply to garage)					
External Wall Construction		Added Insulation			
Lightweight		R2.5			
Cavity Brick		R1.0			
Internal Wall Construction		Added Insulation			
Plasterboard on studs & Masonry		None			
Ceiling Construction		Added Insulation			
Plasterboard		R3.5 to ceilings adjacent to roof space			
Roof Construction		Colour (Solar Absorptance)	Added Insulation		
Metal		Shale Grey SA 0.43	Foil + R1.0 blanket		
Concrete		Medium SA 0.50	None		
Floor Construction		Covering (if not noted default values used)	Added Insulation		
Concrete		As drawn	None		
Windows	Glass and frame type	U value	SHGC Range	Area sq m	
Performance glazing Type A		4.80	0.46 - 0.56	As drawn	
Performance glazing Type A		4.80	0.53 - 0.65	As drawn	
Type A windows are awning windows, bifolds, casements, tilt 'n 'turn' windows, entry doors, french doors					
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres					
Skylights	Glass and frame type	U	SHGC	Area sq m	Detail
Singlr clear in aluminium frames		As drawn			
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified					
Shade elements			(eaves, verandahs, awnings etc)		
All shade elements modelled as drawn					
Ceiling Penetrations			(downlights, exhaust fans, flues etc)		
Modelled as drawn and/or to comply with the ventilation and sealing requirements of the BCA					
Ducting is modelled at 150mm. No insulation losses from downlighting have been modelled.					
Ceiling Fans used in the Modelling and to be installed in the following areas:					
Both Dwellings: Living areas: 1x 1200mm;					