

NatHERS Thermal Performance Specifications (BASIX Thermal Comfort)
Lot 1, Kens Road, Frenchs Forest

These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project.

Windows	<i>Glass</i>	<i>Frame</i>	<i>U value</i>	<i>SHGC</i>	<i>Detail</i>
Default	Double glazed, Low E	Aluminium thermally broken	3.1	0.39	Generally for window types: Awning, bi-fold, casement
Default	Double glazed, Low E	Aluminium thermally broken	3.1	0.49	Generally for window types: Sliding window/ door, double hung, fixed, louvre

** The glass type and frame descriptions are indicative only. The U-value and SHGC performance figures must be met to achieve compliance*

Skylights	<i>Glass</i>	<i>Frame</i>	<i>U value</i>	<i>SHGC</i>	<i>Detail</i>
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External walls	<i>Construction</i>	<i>Added Insulation</i>	<i>Detail</i>
Cavity brick		R 1.0	Entry level (Entry hall and guest room, excluding garage)
Brick veneer		R 2.5	Ground level – as per drawings
Framed with FC cladding		R 2.5	Ground level and first floor – as per drawings

Internal walls	<i>Construction</i>	<i>Added Insulation</i>	<i>Detail</i>
Plasterboard on studs		None	Internal walls generally
Plasterboard on studs		R 2.0	Internal walls adjoining garage, bathroom, toilets, laundry and roof spaces

Floors	<i>Construction</i>	<i>Added Insulation</i>	<i>Detail</i>	<i>Coverings</i>
Concrete		None	Generally	Timber: living areas; carpet: bedrooms; wet areas: tiles
Concrete		R 1.5	Floors over garage	
Framed		None	First floor	

Ceilings	<i>Construction</i>	<i>Added Insulation</i>	<i>Detail</i>
Plasterboard		None	Ceilings generally
Plasterboard		R 4.0	Ceilings under metal roof or roof spaces
Plasterboard		R 2.5	Ceilings under first floor balcony roof

Roof	<i>Construction</i>	<i>Added Insulation</i>	<i>Detail</i>
Metal sheeting		See ceiling detail above	
Framed roof		See ceiling detail above	

Other Requirements

All vents, exhaust fans and downlights (if installed) to be **sealed** to prevent air-infiltration