

**THERMAL PERFORMANCE SPECIFICATIONS:**

**(20375\_03 – Town Houses - Warriewood Rd)**

**Specification for Town Houses.**

**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 3.8.5.2 c (ii) (B) must also be complied with and this means bathrooms should not normally be exhausted into roofspaces.)

**WINDOWS (total product specification – glass + frame)**

U-value 2.90 (or less than) & SHGC 0.51 (+/-5%) (typically: Double glazing in AL. frame) (DW11)

U-value 2.90 (or less than) & SHGC 0.44 (+/-5%) (typically: Tinted Double glazing in AL. frame) (generally)

U-value 4.80 (or less than) & SHGC 0.51 (+/-5%) (typically: tinted Low-e in AL. frame) (louvres)

**EXTERNAL WALL (Medium colour)**

Concrete Block – R1.5 Bulk insulation with vapour barrier (adjacent to earth)

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) – R2.5 Bulk insulation

**CEILING SPACE with ROOF ABOVE**

Plasterboard – R3.5 bulk insulation (Nil insulation required for external Garage ceilings)

Plasterboard – R3.0 bulk insulation ( in Garage ceiling)

**ROOF (Medium colour) (Non-ventilated)**

Sheet Metal Roofing – 55mm Foil Blanket with Reflective airgap

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