

Assessor Certificate

Single Dwelling

Certificate Version 6.1.1. Prior versions not valid after 1 March 2006

Issued in Accordance with the requirements of

BCA P3.12 0.1 - Class 1 and 10a only (State variations apply)



Assessor					
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Declaration of interest:	None				

Client					
Name:	Griff Morris	Company:	Solar Dwellings		
Address:	23 Green Street Mt Hawthorn WA 6016				
Phone:	08 9444 4400	Fax	08 9444 4600	Email:	griff@solar dwellings.com.au

Project			
Address:	2/ 19 Grigg Place HILTON WA 6163		
Lot / DP:	1499 / 6339	LGA:	Fremantle City Council
Applicant:	Griff Morris		

Assessment							
Date:	18/09/2012	Job ID:	374	Filename:	Byrne_Maher U2 Lot1499	Run #	1
Software:	BERS	Version:	110811	Climate Zone:	52		

Referenced documents

All details upon which this Assessment has been based, are included in the project documentation which has been stamped and signed by the Assessor issuing this Certificate, as detailed below:

Thermal Performance Specification / Commitments attached and affixed to drawings, page	Cover
Drawings:	Byrne & Maher - Unit 2 SSL 2 of Lot 1499 Grigg Place, Hilton
Specifications:	HH12008 Rev 3 28/08/2 Sheets 1-15

ABSA Assessor Certificate	Assessor # 60316	Certificate #46895358	Issued:21/09/2012
BCA P3.12.0.1 - Building envelope thermal performance assessment			

Area calculations (M2)			
Net Conditioned Floor Area	122	Net Unconditioned Floor Area	35

Predicted annual energy loads (MJ/M2/year)					
Heating	1	Cooling (sensible plus latent):	1	Total:	2

Dwelling Area Adjustment (MJ/M2/year)	
Area Adjusted Total	2

Rating



10.0 stars

ABSA Assessor stamp



Thermal Performance Specifications Thermal Performance Specifications BCA P3.12.0.1. (State variations apply)

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. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.

Windows	Product ID	Glass	Frame	U value	SHGC	Area M2	Detail
Generic		Single Low E	Aluminium	4.70	0.63	41.2	Throughout
Generic		Double Glazed	Aluminium	4.27	0.67	1.6	Kitchen (south)

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M2	Detail
Generic		Custom	Tubular			0.12	Master Bed WIR

Any U and SHGC values specified on Certificates Issued after 1 May 2007 are according to NFRC. All values prior to this date are ANAC. Alternate products may be used if their U value is lower, and the SHGC value is less than 10% higher or lower

External Walls	Construction	Insulation	Colour = Solar absorptancy	Detail
Cavity Brick - Rendered		"Permicav"	Medium - SA 0.475 - 0.7	As per plans
Cavity Brick - Face Brick		"Permicav"	Medium - SA 0.475 - 0.7	As per plans
Reverse Brick Veneer		"Permicav" + R2 Batts	Medium - SA 0.475 - 0.7	As per plans
Stud Frame		"Permicav" + R2 Batts	Medium - SA 0.475 - 0.7	As per plans

Internal Walls	Construction	Insulation	Detail
Single Brick		None	As per plans
Double Brick		None	As per plans
Stud Frame		None	As per plans

Floors	Construction	Insulation	Covering	Detail
Concrete SOG		None	Bare	Kit/Dine/Fam & Activity
Concrete SOG		None	Timber	Bedrooms & Hall
Concrete SOG		None	Tiles	Wet Areas

Ceilings	Construction	Insulation	Detail
Plasterboard		R4 Batts	Throughout

Roofs	Construction	Insulation	Colour = Solar absorptancy	Detail
Metal		Anticon R1.5	Light -SA <0.475	Throughout

Window Covers	Internal (curtains)	External (awnings, shutters, etc)
None	Throughout	None

Fixed Shadings	Eaves (width - inc gutters, height above windows)	Verandahs, Pergolas (type, description)
	0	0 Varies as per plans
		Timber & Shade Sail Act & Dine/Fam (north)

Overshadowing	Overshadowing structures	Overshadowing trees

Orientation, Exposure, Ventilation and Infiltration	
Orientation of nominal north elevation	0
Terrain category	Suburban
Roof Ventilation	Ventilated <2% of area
Cross Ventilation	Standard
Subfloor Ventilation	On ground
Living area open to entry:	No
Living areas separated by doors:	Yes
Stair open to heated areas:	No
Seals to windows and doors:	Yes
Exhaust fans without dampers:	No
Ventilated skylights:	No
Open fire or unflued gas heater:	No
Vented downlights:	No
Wall and ceiling vents:	No

ABSA Assessor Stamp

