

BASIX Additions & Alterations

All additions and alterations in NSW proposed to cost over \$50,000 require a BASIX certificate.

Assessment process

Only the new sections of the building are required to comply with thermal comfort protocol. Please make it clear which sections of the building are existing and which areas are new.

Basix adds & alts does not accurately calculate the internal thermal comfort as a simulation would on a new house. Instead minimum requirements are set to ensure no elements of the building are contributing to the home over or under heating.

Information required on all plans

Plans required: Site Plan, Floor Plans, Elevations and Sections.

- Client Name, Street Address, Lot number, DP & True North point
- New construction materials: External walls, Roof & Floor types
- Roof Colour: light, medium or dark
- Windows: Glass & frame type
- Window shading devices: Eaves, Awnings, Shutters, Louvers, Blinds, Battens or Pergolas
- Overshadowing: Neighbouring buildings, Fences, Landforms or Established trees
- Area in m² of existing floor area and new total floor area after extension.
- All new or altered windows require window numbering eg. W1 & D1. Our report will list each window individually and our reference will correspond with your plan numbering.
- Is a new pool or out door spa proposed? Note:
 - Pool Volume
 - Will the pool have a cover?
 - Will it be heated, if so what type?
 - Will it be shaded or protected?
- Is a new hot water unit is going to be installed and what type?
 - Solar Gas boosted
 - Solar Electric boosted
 - Electric heat pump
 - Gas Instantaneous
 - Gas Storage

Additional Information

- Basix Adds & Alts do not set a requirement for the inclusion of a rain water tank.
- Basix will specify a minimum requirement for insulations you must comply with.
- All new or altered tapware, toilets and showers must have a minimum 3 star water rating.
- A minimum of 40% of all new or altered lights fittings must be fluorescent or LED lamps.