

16th July 2020

Attn: Matthew De Pledge
Builditeco

Dear Matt

Builditeco Flooring Products and Bushfire Provisions

I refer to your recent instructions to provide compliance commentary on the Builditeco flooring products (Supafloor and Supaboard) and the Bushfire provisions pertaining to flooring in BAL zones.

The query has arisen with respect to the suitability of the products as a floor lining and substrate element and the relevant Building Code of Australia provisions relating to Group Numbers and bushfire construction requirements (AS3959).

1. The requirement for a material to be tested and categorised with a Group Number stems from the NCC (BCA Volume 1) clause C1.10 and specification C1.10. This requirement would only be applicable to specific projects that are class 2-9 buildings and not residential dwellings (class 1).
2. The Group Number provisions relate to wall and ceiling linings and are not specific to floor linings/substrate.
3. The applicable NCC provisions relating to 'fire hazard properties' for floor linings/coverings are noted in Spec C1.10 clause 3 and refer to 'critical radiant flux' and 'smoke development'.
4. It is my understanding that the Supafloor panel system and Supaboard will form the substrate for an overlay system of timber or the like. The NCC provisions noted in item 3 above would apply to the timber as the floor 'lining', but not the substrate. The Supafloor substrate is comprised of external skins of magnesium oxide board which I am aware has been tested to AS1530.1 and has been shown to be 'non-combustible'. Supaboard also comprises of magnesium oxide board and is noted as compliant with AS1530.1.
5. The Builditeco flooring products would therefore be considered as compliant with regard to their use as a substrate for a timber floor, even if they are exposed on the underside (i.e. exposed to a bushfire risk). I refer also to our previous advice with regard to the use of Supafloor in a BAL 40 zone, dated 1st July 2020.

In summary – the Supafloor and Supaboard substrate does not require a Group Number, as this would only apply to wall and ceiling linings in class 2-9 buildings. It is not considered to be a floor





lining, as I understand that it would be used as a substrate – also noting that the external skins of the panel are comprised of non-combustible material and therefore would be fit for purpose as a substrate.

If there is anything further you require, please do not hesitate to contact the undersigned by telephone on 08 9330 7476, mobile 0400 247 328 or contact via email at richarda@milestonebc.com.au.

Yours sincerely

Richard Attiwell

Director - MILESTONE CERTIFIERS
Building Surveyor - WA accredited practitioner Level 1 (No. 124)