



# BASROC®

50mm, 75mm & 100mm Direct Fix External Wall Cladding System  
50mm, 75 & 100mm Cavity Fix External Wall Cladding System

BASROC® PTY LTD

[basroc.com.au](http://basroc.com.au)

# BASROC BENEFITS

Basroc Panel is available as a standard size of 2200mm x 600mm in thicknesses of 50mm, 75mm & 100mm.

EIFS is a lightweight system that has design flexibility that provides peace of mind.

- ☑ Energy efficient construction due to continuous insulation over the framing.
- ☑ Basroc panels are a Crystalline Silica Free product making it a far safer product to handle compared to masonry products and other similar cladding alternatives.
- ☑ Panels can be cut to size without the use of power tools, allowing for measure and cut in situ. No need for dedicated cutting bays.
- ☑ Versatility to satisfy different architectural forms.
- ☑ Lightweight for quick and cost-effective installation  
avg 10kg per panel
- ☑ Weatherproofing, durability, impact and moisture resistant.
- ☑ Hydrophobic and vapour permeable
- ☑ External Insulation & Finish System (EIFS) is a well-known system for builders and renderers.
- ☑ Designed for Australian conditions.

BASROC IS VERSATILE,  
LIGHT WEIGHT & ENERGY EFFICIENT.





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# 1. INTRODUCTION

- 1.1 The Basroc External Wall Cladding System comprises a systematic light weight, non-combustible and fire rated cladding, with a visually appealing rendered finish direct or cavity fixed to timber or steel framing in accordance with;  
**AS 1684.2 Residential Timber Framed Construction – Non-cyclonic areas; or, NASH Standard Residential and low-rise steel framing.**

The National Construction Code 2022 (NCC) – Building Code of Australia, Volumes One & Two for Class 1 to 10 buildings is a performance-based code. Basroc External Wall Cladding System has been extensively tested & is certified to meet the performance requirements prescribed by the code:

## STRUCTURE

B1P1 & H1P1 (Structural stability and resistance to actions)

- Tested and appraised for serviceability and strength under wind loads up to AS 4055 Wind Class N4 for 50mm, 75mm & 100mm thickness panels.
- AS/NZS 1170.2 serviceability wind pressures  $W_s = +0.82\text{kPa}$  &  $-1.23\text{kPa}$ , and ultimate limit state wind pressures of  $+2.96\text{kPa}$  &  $-3.60\text{kPa}$  for 50mm, 75mm & 100mm panel.

## WEATHERPROOFING & DAMPNES

(F3P1 & H2P2 Weatherproofing, F1P4 & H2P3 Dampness)

- Tested and appraised for resistance to moisture from the ground and the penetration of water.

## BUSHFIRE PRONE AREAS

(G5D3 & H7D4 (2))

- Tested and appraised in accordance with AS3959:2018 for Bushfire Attack Level exposure up to BAL-FZ.

## FIRE SAFETY

Spec.5 & 9.2.3(2), C2D10 & H3D2, C2D11(S7C7)

Basroc External Wall Cladding System is

- Deemed NOT combustible as defined by the NCC 2022 BCA Volumes One & Two; and
- Achieves an FRL up to 90/90/90 on timber framing and **-/90/90** on steel framing, as tested and assessed in accordance with AS 1530.4:2014.
- Achieves DtS requirements for lightweight construction that are required to achieve an FRL.
- Early fire hazard properties Spread-of-Flame (SoF) Index & Smoke-developed-index (SDI).

## ENERGY EFFICIENCY

(J4D6, H6D2(1) & 13.2.5 Total R-values)

- Basroc External Wall Cladding System is capable of achieving Total R-values in accordance with AS/NZS 4859.1:2018 including the effects of thermal bridging of up to  $RT = 5.54$  (Winter) &  $RT = 5.14$  (Summer).



## 2. SYSTEM SUMMARY

- 2.1 **Basroc External Wall Cladding System Consists of 50mm, 75mm & 100mm Basroc Panel with reinforcement mesh attached to the faces of the panel which is direct-fixed, or cavity fixed through vertical battens on-stud to timber framing in accordance with; AS 1684.2, or steel framing to the NASH Standard, through a vapour permeable wall wrap.**

The system is extremely versatile and is designed to be used in external walls of residential and commercial construction. Examples of other applications not addressed in this manual include bulkheads, fences, and columns.

### BASROC 50mm, 75mm & 100mm Direct Fix External Wall Cladding System

☑ VAPOUR PERMEABLE

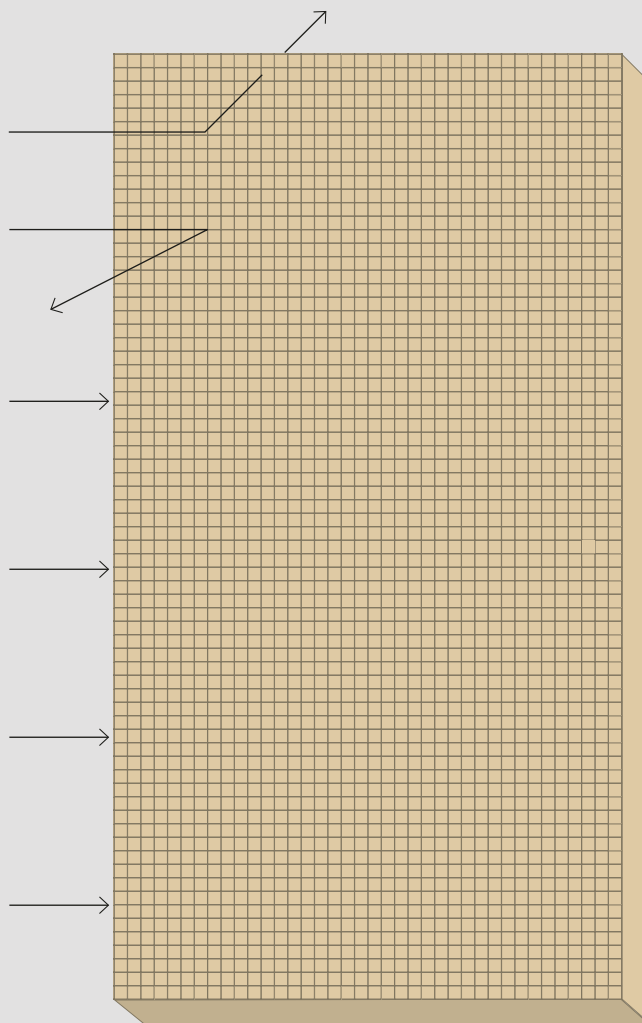
☑ HYDROPHOBIC

☑ MESH REINFORCED  
For greater wind resistance & improved impact resistance

☑ HIGH DENSITY  
For improved sound absorption and thermal properties

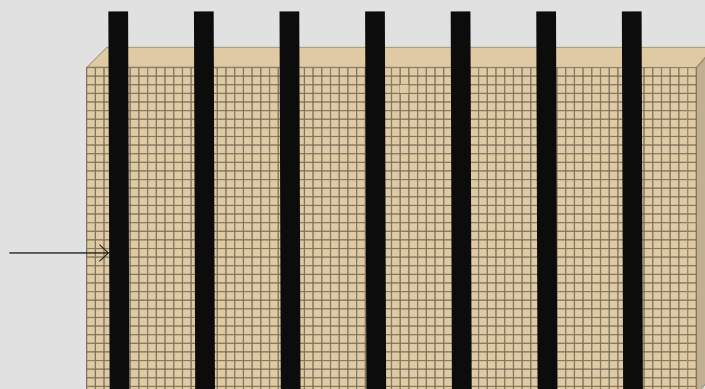
☑ NON-COMBUSTIBLE  
Mineral wool core panel

☑ NON-CORROSIVE & RECYCLEABLE  
For improved sound absorption and thermal properties



### BASROC 50mm, 75mm & 100mm Cavity Fix External Wall Cladding System

☑ FRAMING  
Cavity fixed to timber or steel framing through vertical battens







The Basroc Panel, screwed through vapour permeable wall wrap to the external wall framing, & optional vertical on-stud batten, is finished onsite with the Basroc render system. This system incorporates Basroc Fibreglass Mesh embedded into an initial base coat of Basroc Panel Render, followed by a second base coat layer and finished with Basroc tintable texture.

Basroc Panel is lightweight, making for easy handling and installation while also providing a continuous thermal barrier to the heat and cold.

The Basroc External Wall Cladding System provides the appearance of a rendered masonry wall without the increased site preparation, cost, and time of high mass construction. It is designed to be installed on parapets as well as walls, which allows the designer the freedom to achieve various finishes on the same façade.

External wall cladding system selection and design for any building must be made by a person who understands all the relevant local and national requirements, the technical aspects of the product and its proper use.

**Product installation must be carried out by a tradesman under the direction of a registered builder who understands both the technical information and method of installation of the system.**



# 3. NATIONAL CONSTRUCTION CODE

**The NCC is a performance-based code that provides solution options via a 'Deemed-to-Satisfy', or Performance Solution pathways.**

Any building system that is not described in the 'Deemed-to Satisfy' provisions must demonstrate compliance via a Performance Solution. This pathway applies to all External Wall Cladding Systems that are not listed in BCA Volume 2, H1D7(4) or (5). External Walls are required to comply with performance requirements for structure, fire, weatherproofing, dampness and energy efficiency.

Details of compliance are outlined below:

## 3.1 STRUCTURAL PERFORMANCE

**Basroc External Wall Cladding System with 50mm, 75mm & 100mm thickness panels has been designed and tested to withstand the strength limit state design wind loads for AS 4055 Wind Classifications N1, N2, N3 and N4.**

- Basroc External Wall Cladding System meets AS/NZS 1170.2 serviceability limit state wind pressures  $W_s$  up to +0.82 kPa & -1.23 kPa, and ultimate limit state wind pressures  $W_u$  up to +2.96 kPa & -3.60kPa.
- The Basroc External Wall Cladding System cannot be installed in cyclonic wind regions. The design wind loads for a building are typically calculated by an engineer based on the site classification and height of the building.
- Basroc External Wall Cladding System is not designed to act as wall bracing. Bracing resistance must be provided by the wall framing.
- Control joints are required at regular intervals to allow for building movement.
  - Typically, every 6-8m and at each floor level (e.g., 3m high).
  - The location and frequency of control joints shall be designed for the individual project. (Refer to section 7 Construction Details items 7.8 & 7.9).

## 3.2 DAMPNESS & WEATHERPROOFING PERFORMANCE

**Basroc External Wall Cladding System complies with the performance requirements F3P1 & H2P2 for weatherproofing and F1P4 & H2P3 for damp-proofing.**

This has been confirmed by testing in accordance with the verification methods F3V1 & H2V1. This verification method requires that a test specimen is constructed and tested so that the weatherproofing performance of many of the common combinations of details found in normal construction practice can be examined.

In accordance with F3P1 & H2P2, weatherproofing compliance is demonstrated for an external wall with;

- Design Serviceability Limit State wind pressures of not more than +0.82 kPa & -1.23 kPa, this includes up to AS 4055 Wind Classification N4; and
- Design Ultimate Limit State wind pressures of not more than +2.96 kPa & -3.60 kPa.
- Includes only windows that comply with AS 2047 (Windows and external glazed doors in buildings).
- Has a Risk Score of 20 or less determined in accordance with NCC 2022, BCA Volumes One & Two Tables F3V1(a) & H2V1(a), as follows.



Table F3V1(a) / H2V1(a) - Risk factors and scores

RISK FACTOR	CATEGORY	RISK SEVERITY	SCORE
Wind region	Region A (AS/NZS 1170.2)	Low to Medium	0
	Region B (AS/NZS 1170.2)	Low to Medium	0
	Region C (AS/NZS 1170.2)	High	1
	Region C (AS/NZS 1170.2)	Very High	2
Number of storeys	One storey	Low	0
	Two storeys in part	Medium	1
	Two storeys	High	2
	More than two storeys	Very High	4
Roof/wall junctions	Roof-to-wall junctions fully protected	Low	0
	Roof-to-wall junctions partially exposed	Medium	1
	Roof-to-wall junctions fully exposed	High	3
	Roof elements finishing within the boundaries formed by the external walls	Very High	5
Eaves width	Greater than 600mm for single storey	Low	0
	451-600mm for single storey; or greater than 600mm for two storey	Medium	1
	101-450mm for single storey; or 0-450mm for two storey; or less than 600mm for above two storey	High	3
	0-100mm for single storey; or 0-450mm for two storey; or less than 600mm for above two storey	Very High	6
Envelope complexity	Simple shape with single cladding type	Low	0
	Complex shape with no more than two cladding types	Medium	1
	Complex shape with more than two cladding types cladding types	High	3
	As for high risk but with fully exposed roof-to-wall junctions	Very High	6
Decks, porches & balconies	None; or timber slat deck or porch as ground level	Low	0
	Fully covered in plan view by roof; or timber slat deck attached at first or second floor level	Medium	2
	Balcony exposed in plan view at first floor level; or balcony cantilevered at first floor level	High	4
	Balcony exposed in plan view at second floor level or above	Very High	6

## 3.3

## FIRE SAFETY PERFORMANCE

Basroc Panel consists of mineral wool core with a reinforcement mesh layer stitched on both sides of the product, tested and not deemed combustible in accordance with AS 1530.1.

Basroc External Wall Cladding System is non-combustible building element in accordance with NCC 2022 C2D10 & H3D2.

Basroc External Wall Cladding System has been tested for applications that require a Fire-Resistance Level (FRL) and is satisfies NCC 2022 Spec.5 & 9.2.3(2) external wall FRL of up to 90/90/90 when used in the correct combination as per the table below.

For the FRL of Cavity-Fix & other installation variations, please contact BASROC.

Table 3.3 - Basroc Panel (50mm) – FRL (one way), direct fix

WALL FRAMING STUD SIZE	LOADING PER STUD (KN)	FRL (ONE WAY)
90 x 45mm MGP10	7.0	30/30/30
	5.2	60/60/60
	1.25	90/90/90
90 x 35mm MGP10	5.0	30/30/30
	3.0	60/60/60
70 x 45mm MGP10	3.5	30/30/30
	2.5	60/60/60
Steel frame – Min 64, 76 or 92mm deep, 0.75mm BMT	N/A (Non load bearing)	-/60/60

Reference document: Warringtonfire Australia, Fire Assessment Report Number FAS210394 R1.3, 9/11/23

## NOTE:

- Stud spacing may be either 450 or 600mm.
  - Max. wall height is 3m. Min. is 75mm, R1.5 glass wool batts in the framing cavity.
  - Vertical joints in the Basroc panels must be off-set from the studs by nominal 150mm; vertical joints must not align with the studs.
  - Vertical joints must be back-blocked using 600mm x 64x33.5x0.5mmBMT steel channel section fixed with 3 screws/washers to each panel.
  - FRL applications limited to AS 4055 Wind Classes N1 to N4 and AS/NZS 1170.2 Ultimate Limit State Wind pressures up to +2.96/-3.94kPa.
  - Nominal coating thickness 7mm.
  - Plasterboard specification to achieve these results is 1x sheet of 10mm standard grade plasterboard.
- Basroc recommends an engineer is engaged to ensure loading per stud is not exceeded.
  - Steel battens may optionally be used vertically over the studs to increase the overall wall thickness without compromising the assessed performance.
  - The outcome is applicable to Basroc wall system with steel back block batten installed at the panel joints on the external face.
- When installed using the materials and methods prescribed in this manual to achieve an FRL, the Basroc External Wall Cladding System exceeds AS 3959:2018 Cl. 9.4.1 requirements of 30/30/30 for the exposed components of external walls in bushfire prone areas up to Bushfire Attack Level BAL-FZ and complies with the performance requirements prescribed in NCC 2022 BCA Volumes One & Two, G5D3 & H7D4(2)(a).
- Basroc External Wall Cladding must not be exposed to temperatures more than 80°C for long periods due to the risk of damage to the render system. Heat producing appliances (e.g. BBQ's & Patio Heaters, Hot Water Services, Flues from Heating Appliances), all must be installed in accordance with manufacturers' requirements, so the Basroc External Wall Cladding System render does not become heat damaged.



### 3.4

## THERMAL PERFORMANCE

The Basroc External Wall Cladding System is an excellent insulator that achieved high Total R-values.

These may be used to satisfy the NCC, BCA Vols. 1 & 2 Parts J4D6, H6D2(l) & 13.2.5 wall insulation requirements, or as input to house energy rating software to achieve an overall energy rating.

Basroc External Wall Cladding System achieves the following Total R-values in accordance with AS/NZS4859.1.

#### BASROC Direct Fix External Wall Cladding System

Total R-value to AS/NZS 4859.1:2018 (incl. thermal bridging) (m2K/W)

BARE PANEL	TIMBER FRAME  (90x35 MGP10 studs@600mm c/c, vapour permeable non reflective sarking, R2.7 glasswool batt, 10mm plasterboard lining)		METAL FRAME  (90x35x0.55 studs@600mm c/c, vapour permeable non reflective sarking, R2.7 glasswool batt, 10mm plasterboard lining)	
	Winter	Summer	Winter	Summer
50mm, 1.35	4.12	3.87	3.86	3.61
75mm, 1.85	4.68	4.35	4.46	4.14
100mm, 2.50	5.37	4.99	5.20	4.82

#### BASROC Cavity Fix External Wall Cladding System

Total R-value to AS/NZS 4859.1:2018 (incl. thermal bridging) (m2K/W)

BARE PANEL	TIMBER FRAME  (90x35 MGP10 studs@600mm c/c, 24mm vertical batten on-stud, vapour permeable non reflective sarking, R2.7 glasswool batt, 10mm plasterboard lining)		METAL FRAME  (90x35x0.55 studs@600mm c/c, 24mm vertical batten on-stud, vapour permeable non reflective sarking, R2.7 glasswool batt, 10mm plasterboard lining)	
	Winter	Summer	Winter	Summer
50mm, 1.35	4.29	4.01	4.03	3.77
75mm, 1.85	4.84	4.50	4.63	4.29
100mm, 2.50	5.54	5.14	5.36	4.97

#### AAC comparison

The Basroc External Wall System outperforms its major fire rated competitors when considering panel R-Values thickness-for-thickness

PRODUCT	PANEL THICKNESS	PANEL R-VALUE (M2K/W)
Basroc Panel	50mm, 75mm & 100mm	1.35, 1.85 & 2.50
Autoclaved Aerated Concrete Panel (AAC)	50mm & 75mm	0.39 & 0.58

## 4. MATERIALS

**It is recommended that when using the Basroc External Wall Cladding System that Basroc components be used in the application process of the system.**

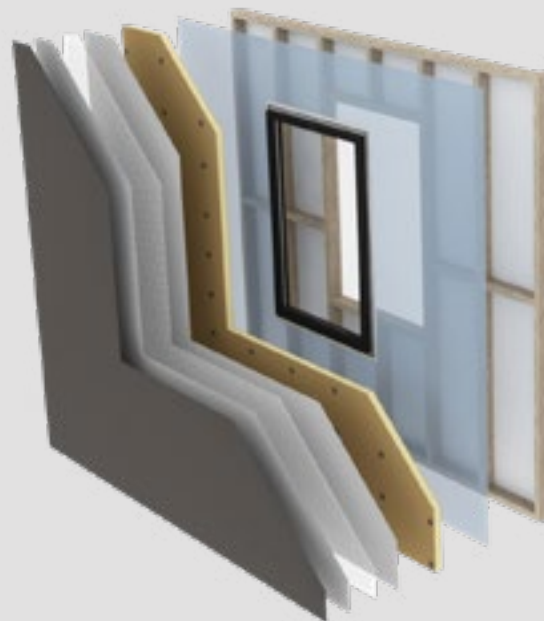
The substitution of any Basroc cladding or Basroc system fixings (screws & washers) is not permitted on any Basroc External Wall Cladding System application. Substitution of any other components must be independently verified as suitably meeting the project specification and the required building standards.

### DIRECT FIX MATERIALS:

Failure to meet these requirements using any non-standard or non-approved component will void any product or system warranty.

The following is a list of materials required to install the complete Basroc system:

1. Breathable (Vapour Permeable) Reflective or Non-Reflective Builders Paper
2. Basroc Flashing Tape
3. Basroc Panel
4. Basroc System Screw Fixings
5. Basroc Aluminium or PVC External Angles
6. Jointing Adhesive; Basroc Professional Firestop
7. Basroc Fibreglass Mesh
8. Basroc Panel Render
9. Basroc Primer (not pictured)
10. Basroc Texture (tintable)
11. Basroc Membrane (tintable, not pictured). Recommended for coastal areas and to increase longevity of colour trueness
12. Sealant (by builder) around windows, penetrations, control joints & where Basroc & other substrate meet





## CAVITY FIX MATERIALS:

1. Breathable (Vapour Permeable) Reflective or Non-Reflective Builders Paper to AS/NZS 4200.1:2017
2. Basroc Flashing Tape
3. Basroc Cavity Battens (Steel, on-stud)
4. Basroc Panel
5. Basroc System Screw Fixings
6. Basroc Starter Channel
7. Basroc Aluminium or PVC External Angles
8. Jointing Adhesive; Basroc Professional Firestop
9. Basroc Fibreglass Mesh
10. Basroc Panel Render
11. Basroc Primer (not pictured)
12. Basroc Texture (tintable)
13. Basroc Membrane (tintable, not pictured). Recommended for coastal areas and to increase longevity of colour trueness
14. Sealant (by builder) around windows, penetrations, control joints & where Basroc & other substrate meet



#### 4.1 DAMP PROOF COURSE

Damp proof course (DPC), installed by builder, must meet the requirements of AS/NZS 2904.

#### 4.2 BREATHABLE BUILDERS PAPER

The framing must be wrapped with vapour permeable builders paper that meets the requirements of AS/NZS 4200.1 and must achieve a Medium Duty (MD) Classification. It must have a Low Flammability Classification, (Flammability Index (FI) equal or less than 5) in accordance with AS 1530.2.

#### 4.3 BASROC BUTYL FLASHING TAPE OR VAPOUR PERMEABLE FLASHING TAPE

All joints and edges of the Breathable Builders Paper must be sealed with flashing tape. This includes around all penetrations (windows, doors, electrical, plumbing and other services) and along the base of the wall.

#### 4.4 STEEL CAVITY BATTENS

**Lipped** edge C-section steel battens 40mm(w) x 16mm(d) - 50mm(d) x 0.55bmt installed vertically on-stud with the web to the stud and the panel in contact with the flange tips.

#### 4.5 BASROC PANEL

Basroc External Wall Cladding System consists of mineral wool core with a reinforcement mesh layer stitched on both sides of the product and available in a 50mm, 75mm & 100mm thickness.

#### 4.6 BASROC SYSTEM FIXINGS

**Screws** - Basroc 10G Bugle head, coarse thread Class 3 screws (Class 4 in corrosive environments) to suit timber or steel framing. Screws must comply with the corrosion protection requirements of AS 4773 (Part 4 and Appendix C). Screws must penetrate at least 25mm into timber wall framing (e.g. Length = Panel thickness + 25 mm), or at least 3-full threads through steel wall framing (e.g. Length = Panel thickness + 3-full threads). (e.g. Buildex Bugle head batten 10-8 Climacoat 3)

**Washers** - Basroc 48 mm diameter flexible high-density polypropylene washer with holes and slots for adhesion / bonding.

#### 4.7 BACK-BLOCKING FOR VERTICAL JOINTS

Steel C-sections 600mm x 64x33.5x0.5mm BMT.

#### 4.8 BASROC STARTER CHANNEL

Starter channel in U shape (boot) or L shape, aluminium/PVC is required on all exposed panel edges if raw panel is visible.

#### 4.9 BASROC EXTERNAL ANGLES

Aluminium or PVC External angles must be installed at all external corners, openings, and edges.





#### 4.10 BASROC JOINT ADHESIVE

Basroc Smartbond Professional Fire Stop is a single-component fire retardant expanding foam filler to be applied between all panel connections, horizontal & vertical joints.

#### 4.11 BASROC FIBREGLASS MESH

5 mm x 5 mm x 1200 mm wide, 160g/m<sup>2</sup> self-adhesive alkali resistant fibreglass mesh is to be embedded into the initial base coat.

#### 4.12 BASROC RENDER SYSTEM

A pre-blended polymer modified cement render. Minimum Requirements: 2 mm Base Coat; Mesh; 2 mm Second Base Coat; 1 coat Basroc Primer (tintable); 1 mm Texture Coat; 1 coat Basroc Membrane (tintable) and Sealant around openings.

Basroc Render Coverage: Approx. 4-5m<sup>2</sup> at thickness of 4-6mm, per 20kg bag.

Basroc Texture Coverage: Approx. 10-12m<sup>2</sup>, per pail.

Basroc Membrane Coverage: Approx. 27 - 30m<sup>2</sup>, per pail

#### 4.13 SEALANT (BY BUILDER)

Sealant (by builder) around windows, penetrations, control joints and where Basroc Panel & any other substrate meet. When looking to achieve a fire rated (up to 4 hours fire protection in accordance with AS 1530.4) intumescent, low modulus, one component and Class A polyurethane sealant such as Bostik Fireban One should be used to a depth of 20mm (+/- 5mm). When cured it will form a tough, flexible fire rated seal capable of cyclic expansion and compression.

# 5. SPECIFICATIONS

**Before the Basroc External Wall Cladding System can be installed, all wall framing must be constructed and detailed to comply with the relevant regulations.**

The placement & detail of correct installation of control joints is the responsibility of the Designer, Architect & Builder.

Good cladding system building practice typically requires expansion joints every 6-8m and at each floorlevel (e.g. 3m high). Control joints should correspond with control joints of the building structure. This is typically at all weak or stress points and at all joints between different building substrates.

'Articulation Relief Joints' of the render coating are also recommended for the control of cracking/ hairline fractures. Articulation Joints should be installed vertically in line with the sides of doors, windows & openings, as well as in areas where the Basroc panel section is less than 300mm in height (e.g. above/below window & door heads).

These should be installed by forming or cutting a 'V' groove to a depth of at least 50% into the render base coats without penetrating the mesh layer. This groove is to be reproduced as a visible line in the texture coat. Again, it is the responsibility of the Designer, Architect & Builder to ultimately determine the most appropriate approach for the specific project.

All facets of the design, supply and correct installation of penetrations in the cladding system, e.g. windows, doors etc., are outside the scope of the Basroc External Wall Cladding System. The Designer and Builder must ensure that the building, including all drainage holes and integral flashings in all penetrations will prevent the ingress of rain water to the Basroc panel and will drain to the outside of the building.

Variations in the strength, stiffness, straightness and squareness of the wall framing will affect the cladding system and must be checked, and rectified as necessary, before any cladding installation can begin. In all cases the Basroc External Wall Cladding System may only be installed in accordance with this manual on steel or timber wall framing with a maximum stud spacing of 600mm.

## PRIOR TO INSTALLATION

- |   |   |
|---|---|
| <p>1. Ensure the wall frame is square, level and plumb;</p> <p>2. Check that the stud spacing does not exceed 600mm;</p> <p>3. Ensure panel edges that are parallel to the studs are supported so that fixings can be applied at 50mm from the panel edge as required;</p> <p>To achieve this requirement, additional framing and/ or back blocking may be required at vertical panel joints. For typical details for double-studs and/or back-blocking with materials similar to the studs, see Section 6;</p> | <p>4. Ensure eave linings, flashings, damp proof course and termite protection are provided as per the project requirements and the specifications contained herein;</p> <p>5. Ensure back blocking is installed for wall mounted services, downpipes, penetrations etc;</p> <p>6. Ensure windows are aligned to meet the project specific detailing requirements for battens, finished reveal depth etc.</p> |
|---|---|



## 5.1 INSTALLATION TO ACHIEVE FRL 90/90/90

In order to achieve FRL 90/90/90, the complete Basroc External Wall Cladding System must be used in conjunction with the relevant frame type & loading per stud. The System must be installed in accordance with this manual and be comprised of a precise group of specified materials to meet the required Fire Performance.

Refer to Fire resistance assessment report, Basroc® Panel and Basroc® render system, FAS210394 R1.3, Warringtonfire Australia Pty Ltd, 9/11/23 for conditions specific to each application.

### **DIRECT FIX:**

Specified materials include:  
50mm, 75mm & 100mm Basroc panel,  
Basroc screw fixings and washers,  
Basroc 160 g/m<sup>2</sup> fiberglass mesh,  
Foam Sealant,  
Back blocking of vertical joints,  
R1.5 Glasswool insulation batts,  
10mm standard grade plasterboard lining,  
Basroc Render (2 coats @ 3mm each),  
Basroc Texture,  
Smartbond Professional Fire Stop to all Basroc Panel joints.

### **CAVITY FIX:**

Specified materials include:  
50mm, 75mm & 100mm Basroc panel,  
Cavity Battens,  
Back-blocking of vertical joints,  
Basroc screw fixings and washers,  
Basroc 160 g/m<sup>2</sup> fiberglass mesh,  
Foam Sealant,  
R1.5 Glasswool insulation batts,  
10mm standard grade plasterboard lining,  
Basroc Render (2 coats @ 3mm each),  
Basroc Texture,  
Smartbond Professional Fire Stop to all Basroc Panel joints.

All vertical panel joints must be off-stud, nominally 150mm from stud.

For framing requirements see section 3.3 Fire Safety Performance.

# 6. INSTALLATION

**Product selection, and incorporation of the Basroc External Wall Cladding System into the building design, should be made by a person who is familiar with the application and technical aspects of the product, with ready access to the relevant technical information related to product use.**

System installation must be carried out by a competent tradesman with experience in external wall cladding and rendering. They must have read and adhered to all relevant technical information on product installation including the installation techniques set out in this Manual.

## 6.1 CERTIFICATION

Upon completion of a job, the installer must go online to **basroc.com.au** and complete the online certification process.

You will be required to provide:

1. Proof of purchase
2. Address of the site where the system was installed;
3. Builder or Client details;
4. The number of panels used and size of total job;
5. Colour of the Basroc texture used;
6. A declaration that the product was installed in accordance with this manual;

Basroc will then issue you with a Certificate of Installation which is required in order to make any future warranty claims.

## 6.2 RENDER & TEXTURE STORAGE

- Store in original containers;
- Keep containers securely sealed;
- Store in a cool, dry area protected from environmental extremes;
- Store away from incompatible materials and foodstuff containers;
- Protect containers against physical damage and check regularly for leaks;
- Observe manufacturer's storage and handling recommendations contained within the MSDS;
- For larger quantities, bags should be stacked, blocked, interlocked, and limited in height so that they are stable and secure against sliding or collapse. Check that all containers are clearly labelled and free from leaks



### 6.3

#### HEALTH & SAFETY

Installation instructions do not deal with materials safety, site safety or safe work practices, these should be considered in conjunction with a suitable Safety Data Sheets prior to commencing installation, however, as with all composite materials use of personal protective equipment is recommended.

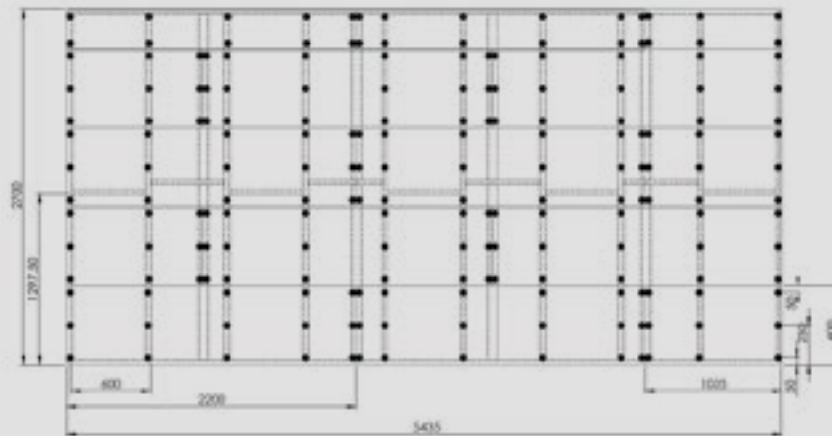
Basic safety clothing and gloves should be worn when handling or cutting the Basroc External Wall Cladding System.

When cutting Basroc External Wall Cladding it is recommended to wear Long Sleeves and Pants to reduce the risk of skin irritation in addition to a minimum P1 Mask, gloves, & protective glasses accordance with the SDS.

Quality assurance aspects of the construction process should be considered in conjunction with the necessary safety analyses.

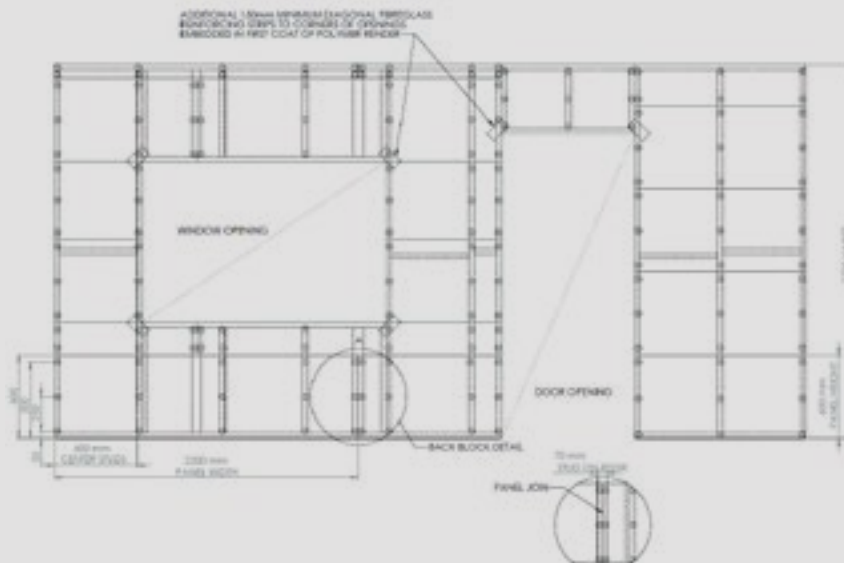
### 6.4

#### TYPICAL PANEL LAYOUT - STUD WALL



### 6.5

#### TYPICAL PANEL LAYOUT FOR OPENINGS



## 6.6

## FIXING SPACING AND EDGE DISTANCES

In all cases the maximum vertical fixing spacing must be 250mm along studs at maximum 600mm spacing. Edge fixings must not be placed less than 50mm from the edge or end of a panel.

### Direct Fix - Fixing Spacing

WIND CLASSIFICATION AS 4055	MAX. DESIGN ULTIMATE LIMIT STATE (ULS) Wind Pressure AS/NZS 1170.2 (kPa) <sup>(1)</sup>	MAX. STUD SPACING (mm)	MAX. VERTICAL FIXING (mm)	VERTICAL PANEL JOINTS <sup>(2)</sup>
N1, N2, N3	±2.23	600	250	Off-Stud or On-Stud
N4	+2.96, -3.60	600	250	On-Stud Only

(1) For Weatherproofing: Max. Design Serviceability Limit State (SLS) Wind Pressures AS/NZS 1170.2 are +0.82 kPa & -1.23 kPa for all applications.

(2) Vertical Panel Joints may be made off-stud in N1, N2, N3 only when BASROC Panels are supported by a minimum of 3 studs and by continuous panels above and below. For all other cases Vertical Panel Joints must be made on double-studs / back blocking.

### Cavity Fix - Fixing Spacing

WIND CLASSIFICATION AS 4055	MAX. DESIGN ULTIMATE LIMIT STATE (ULS) Wind Pressure AS/NZS 1170.2 (kPa) <sup>(1)</sup>	MAX. STUD SPACING (mm)	MAX. VERTICAL FIXING (mm)	VERTICAL PANEL JOINTS <sup>(2)</sup>
N1, N2, N3, N4	±2.96 / -3.94	600	250	Off-Batten or On-Batten
N/A	+3.99 / -5.14	600	250	On-Double Battens only

(1) For Weatherproofing: Max. Design Serviceability Limit State (SLS) Wind Pressures AS/NZS 1170.2 are +0.82 kPa & -1.23 kPa for all applications.

(2) Vertical Panel Joints may be made off-stud in N1, N2, N3 only when BASROC Panels are supported by a minimum of 3 studs and by continuous panels above and below. For all other cases Vertical Panel Joints must be made on double-studs / back blocking.

## 6.7

## MOUNTING ITEMS TO BASROC PANELS

We do not endorse mounting items such as washing lines, basketball hoops, carports, pergolas, gates &/or decks directly to Basroc Panels as they can cause vibrations or excessive loads to be transferred to the Basroc Panels which can cause damage.

Instead we recommend these items be fixed to posts that are independent to the panels and will not cause any issues to panels directly.





Prior to installation, it is recommended that you ensure that the frame that you are installing the panel onto meets the stud spacing requirements detailed above i.e. stud spacing to be no more than 600mm, and double-studs or back blocking provided for vertical joins as required.

You should also ensure that the frame is straight/ level (we recommend utilising a straight edge or level to achieve this). If the frame is not level, appropriate measures such as packing out the frame should be completed prior to installing the panel.

1. **Basroc Breathable Builders Paper** – To be fixed over the studs, cut openings around penetrations (e.g. doors, windows, and other services) installed in accordance with this manual and AS 4200.2:2017. If the builders paper has been applied by another party (eg. by the builder) prior to application, the person who installing the panel should make sure the paper has been correctly installed before starting.
2. **Basroc Flashing Tape** is required to be installed around all doors, windows and openings and forms part of the weatherproofing of the system. In all cases the Flashing Tape must be applied in accordance with the manufacturers' instructions and with emphasis on:
  - a. Ensuring the surfaces being joined are clean and free from any contamination such as dust, dirt, oil or silicones;
  - b. The installation temperature range and environmental conditions are within tolerances;
  - c. Pressure is applied to the surface to ensure firm contact with the substrate;
  - d. Tapes are not to be used as mechanical joining devices, care should be taken to ensure that the materials joined are not liable or subject to movement. Flapping of the two surfaces joined by the tape creates enormous pressure on the join and can lead to tape breakdown.
3. **Cutting Panels** – The use of Personal Protective Equipment is required for cutting Basroc. The product can be easily & conveniently cut to size using a serrated knife or disposable Stanley knife. It is recommended that the installer works in a well ventilated area, wears a P1 dust mask, long sleeves, gloves & eye protection to protect from any particles which may become airborne when handling the product.
4. **Fixing Panels** – The panel is screwed to the stud through the washers at maximum 250mm spacing up every stud. The screws should be a minimum of 25mm longer than the panel thickness for timber framing; or penetrate steel framing by min. 3 full screw threads. Note that screws must be driven only until the washer just sinks into the Basroc panel.
6. **Control Joints** – 15mm (+/- 5mm) horizontal and vertical control joints should be placed at all locations as specified by the architect, engineer or builder for the specific project; as well as between the Basroc panel and dissimilar materials. Basroc Flashing Tape is to be applied to the builders wrap behind each control joint to increase water ingress protection ie, both sides of the panels form the control joint to cover the flashing tape.
7. **At window, door and other large openings**, ensure a 3mm gap is made between the panel and the wall framing. Cut the panel at window sills at a minimum of 7° to provide for fall away from the opening. At all penetrations install Basroc External Angles and butterfly the mesh to all corners, see Section 6.5 for a diagram.
8. **External Corners** – Aluminium external angles are required to be installed on all openings & external corners. These are to be glued on with Basroc Smartbond Professional Fire Stop foam filler.
9. **Internal Corners** – Install an additional layer of Basroc Fibreglass Mesh into internal corners. As an alternative a vertical control joint detail may be used.
10. **Mixing Basroc Panel Render** –
  - a. Prior to the application of Basroc Panel Render ensure that the substrate is clean and free of any impurities that may compromise adhesion.
  - b. Add approximately 4 litres of clean water to a suitable mixing vessel and slowly add Basroc Panel render powder whilst stirring.
  - c. The use of a power stirrer is recommended however manual stirring will suffice.
  - d. Continue stirring until all lumps have been dispersed.
  - e. Add water until the desired consistency has been achieved.
  - f. Allow product to sit for 20 minutes to fully hydrate and remix to 'fluff' up the product to improve workability.
  - g. The final mix should hold a soft peak on the hawk.
  - h. Mixing the material too wet or stiff will make the material difficult to apply and finish up.

11. **Applying Basroc Render** – (see also Section 4.10)  
Rendering must occur within two weeks of installation of Basroc panels and must not be carried out when panels are wet (e.g. from dew, rain or frost).

Application should be in accordance with the manufacturer's specifications. Please refer to the render bag for these specifications.

- a. In the first render coat embed a layer of Basroc Fibreglass Mesh into the render over the entire surface of all panels.

Install Basroc Fibreglass Mesh across all joints (except control joints) ensuring that it overlaps the sheet by 100mm. This must be embedded into the base coat of the render while wet.

- b. Once cured apply additional coats of the Basroc Render System (total 2 coats minimum) in accordance with the manufacturer's specifications.

Refer to the render bag for specifications.

12. **Applying Basroc Texture** – (also see Section 4.9)

- a. Prior to commencement of work, ensure a test panel has been completed and approved for both colour, texture, and surface finish.

- b. Ensure that the basecoat is cured, clean, dry and free of any impurities that may compromise adhesion.

- c. Loose and flaky material must first be removed prior to application.

- d. Application should be in accordance with the manufacturer's specifications.

Refer to the texture bucket for specifications.

13. **Sealant (by builder)** – should be applied in the following areas:

- around windows and other penetrations;
- where Basroc and any other substrate meet; &
- at control joints.

If as part of the process you are choosing to apply primer and membrane layers we recommend that sufficient drying time is allowed for before application.

Please refer to the products specifications found at [basroc.com.au](http://basroc.com.au).

Once your project is completed go to [basroc.com.au](http://basroc.com.au) to register your project for warranty and certification purposes. During this process you will be required to provide details of the job, product used (including batch numbers found on the packaging) and proof of purchase.





Prior to installation, it is recommended that you ensure that the frame that you are installing the panel onto meets the stud spacing requirements detailed above i.e. stud spacing to be no more than 600mm, and double-studs (supporting double battens). *Note: Back-blocking provided for vertical joins as required for FRL applications.*

You should also ensure that the frame is straight/ level (we recommend utilising a straight edge or level to achieve this). If the frame is not level, appropriate measures such as packing out the frame should be completed prior to installing the panel.

1. **Basroc Breathable Builders Paper** – To be fixed over the studs, cut openings around penetrations (e.g. doors, windows, and other services) installed in accordance with this manual and AS 4200.2:2017. If the builders paper has been applied by another party (eg. by the builder) prior to application, the person who installing the panel should make sure the paper has been correctly installed before starting.
2. **Basroc Flashing Tape** is required to be installed around all doors, windows and openings and forms part of the weatherproofing of the system. In all cases the Flashing Tape must be applied in accordance with the manufacturers' instructions and with emphasis on:
  - a. Ensuring the surfaces being joined are clean and free from any contamination such as dust, dirt, oil or silicones;
  - b. The installation temperature range and environmental conditions are within tolerances;
  - c. Pressure is applied to the surface to ensure firm contact with the substrate;
  - d. Tapes are not to be used as mechanical joining devices, care should be taken to ensure that the materials joined are not liable or subject to movement. Flapping of the two surfaces joined by the tape creates enormous pressure on the join and can lead to tape breakdown.
3. **Cutting Panels** – The use of Personal Protective Equipment is required for cutting Basroc. The product can be easily & conveniently cut to size using a serrated knife or disposable Stanley knife. It is recommended that the installer works in a well ventilated area, wears a P1 dust mask, long sleeves, gloves & eye protection to protect from any particles which may become airborne when handling the product.
4. **Fixing Vertical Battens on-stud** – Vertical battens are tacked to the stud. Note double battens on double studs required for high design wind pressures (see 6.6)
5. **Fixing Panels** – The panel is screwed to the stud through the washers at maximum 250mm spacing up every stud. The screws should be a minimum of 25mm longer than the panel thickness for timber framing; or penetrate steel framing by min. 3 full screw threads. Note that screws must be driven only until the washer just sinks into the Basroc panel.
6. **Back-blocking of vertical panel joints** – Fix back-blocking to all vertical panel joints in all FRL applications (not suitable for high design wind pressures (see 6.6).
7. **Basroc Starter Channel** – The choice of a U-shaped or L-shaped starter channel is entirely up to the installer. If using a U-shaped starter channel it needs to be fixed at each stud with nails prior to fixing foam onto the frame.
 

The starter channel is only required when the bottom edge of the panel is visible. If using an L shaped starter channel it needs to be glued to the BASROC Panel **once the panel** has been installed.

The starter channel is only required when the bottom edge of the panel is visible.
8. **Smartbond Professional Fire Stop** foam filler is to be installed between panels. Apply a bead to edge of installed panels prior to installing new sheets. Leave a 3mm gap between panels to ensure adequate space for foam filler to expand. Use of a non-system approved foam filler may affect the integrity of the panel.
9. **Control Joints** – 15mm (+/- 5mm) horizontal and vertical control joints should be placed at all locations as specified by the architect, engineer or builder for the specific project; as well as between the Basroc panel and dissimilar materials. Basroc Flashing Tape is to be applied to the builders wrap behind each control joint to increase water ingress protection ie, both sides of the panels form the control joint to cover the flashing tape.
7. **At window, door and other large openings**, ensure a 3mm gap is made between the panel and the wall framing. Cut the panel at window sills at a minimum of 7° to provide for fall away from the opening. At all penetrations install Basroc External Angles and butterfly the mesh to all corners, see Section 6.5 for a diagram.
8. **External Corners** – Aluminium external angles are required to be installed on all openings & external corners. These are to be glued on with Basroc Smartbond Professional Fire Stop foam filler.
9. **Internal Corners** – Install an additional layer of Basroc Fibreglass Mesh into internal corners. As an alternative a vertical control joint detail may be used.



10. **Mixing Basroc Panel Render –**

- a. Prior to the application of Basroc Panel Render ensure that the substrate is clean and free of any impurities that may compromise adhesion.
- b. Add approximately 4 litres of clean water to a suitable mixing vessel and slowly add Basroc Panel render powder whilst stirring.
- c. The use of a power stirrer is recommended however manual stirring will suffice.
- d. Continue stirring until all lumps have been dispersed.
- e. Add water until the desired consistency has been achieved.
- f. Allow product to sit for 20 minutes to fully hydrate and remix to 'fluff' up the product to improve workability.
- g. The final mix should hold a soft peak on the hawk.
- h. Mixing the material too wet or stiff will make the material difficult to apply and finish up.

11. **Applying Basroc Render –** (see also Section 4.10)

Rendering must occur within two weeks of installation of Basroc panels and must not be carried out when panels are wet (e.g. from dew, rain or frost).

Application should be in accordance with the manufacturer's specifications. Please refer to the render bag for these specifications.

- a. In the first render coat embed a layer of Basroc Fibreglass Mesh into the render over the entire surface of all panels.

Install Basroc Fibreglass Mesh across all joints (except control joints) ensuring that it overlaps the sheet by 100mm. This must be embedded into the base coat of the render while wet.

- b. Once cured apply additional coats of the Basroc Render System (total 2 coats minimum) in accordance with the manufacturer's specifications.

Refer to the render bag for specifications.

12. **Applying Basroc Texture –** (also see Section 4.9)

- a. Prior to commencement of work, ensure a test panel has been completed and approved for both colour, texture, and surface finish.
- b. Ensure that the basecoat is cured, clean, dry and free of any impurities that may compromise adhesion.
- c. Loose and flaky material must first be removed prior to application.
- d. Application should be in accordance with the manufacturer's specifications.

Refer to the texture bucket for specifications.

13. **Sealant (by builder) –** should be applied in the following areas:

- around windows and other penetrations;
- where Basroc and any other substrate meet; &
- at control joints.

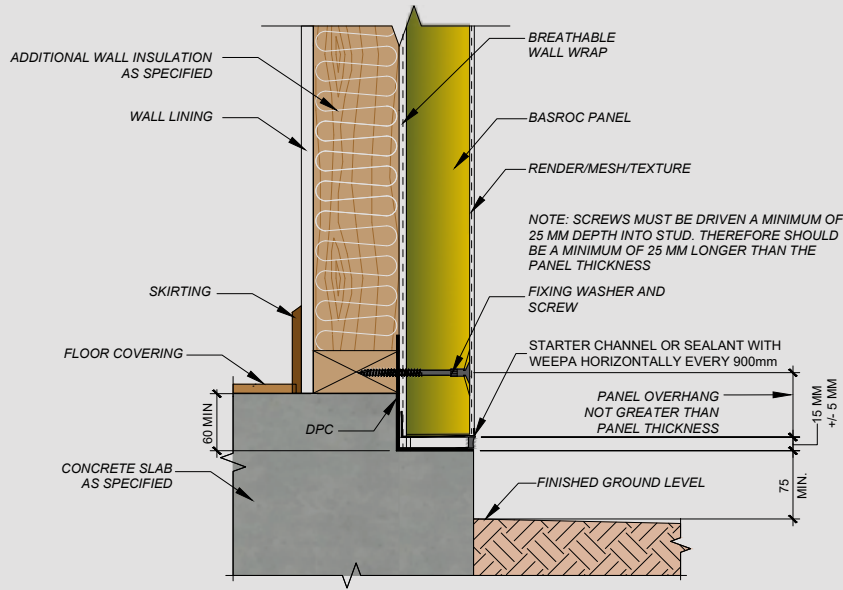
If as part of the process you are choosing to apply primer and membrane layers we recommend that sufficient drying time is allowed for before application.

Please refer to the products specifications found at [basroc.com.au](http://basroc.com.au).

Once your project is completed go to [basroc.com.au](http://basroc.com.au) to register your project for warranty and certification purposes. During this process you will be required to provide details of the job, product used (including batch numbers found on the packaging) and proof of purchase.

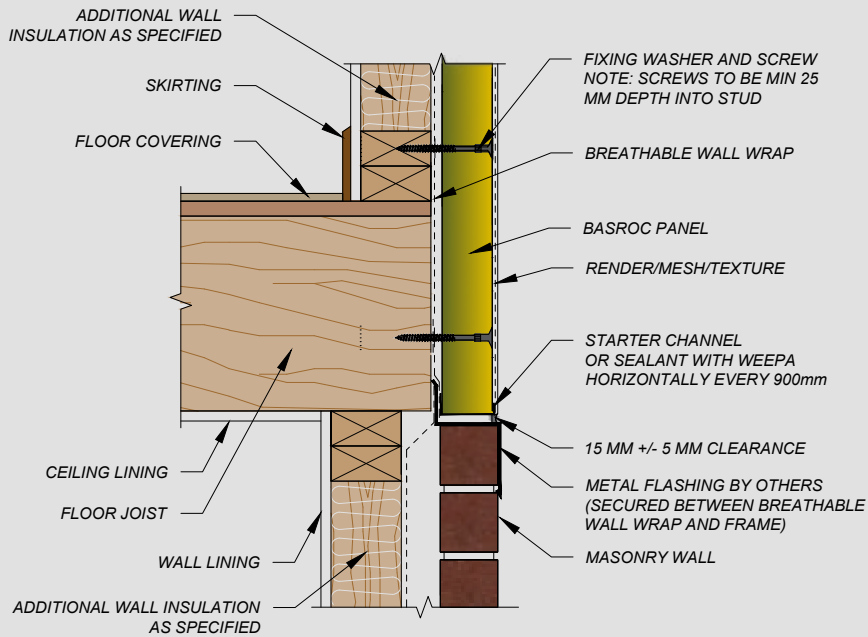
# 7. DIRECT FIX CONSTRUCTION DETAILS

## 7.1 CONCRETE SLAB REBATE - DIRECT FIX



NOTE: CLEARANCE TO BE PER BCA REQUIREMENTS FOR THE INTENDED APPLICATION E.G. PER SPECIFICATIONS IN PART 7.5.7 OF THE ABCB HOUSING PROVISIONS

## 7.2 PANEL OVER MASONRY WALL - DIRECT FIX

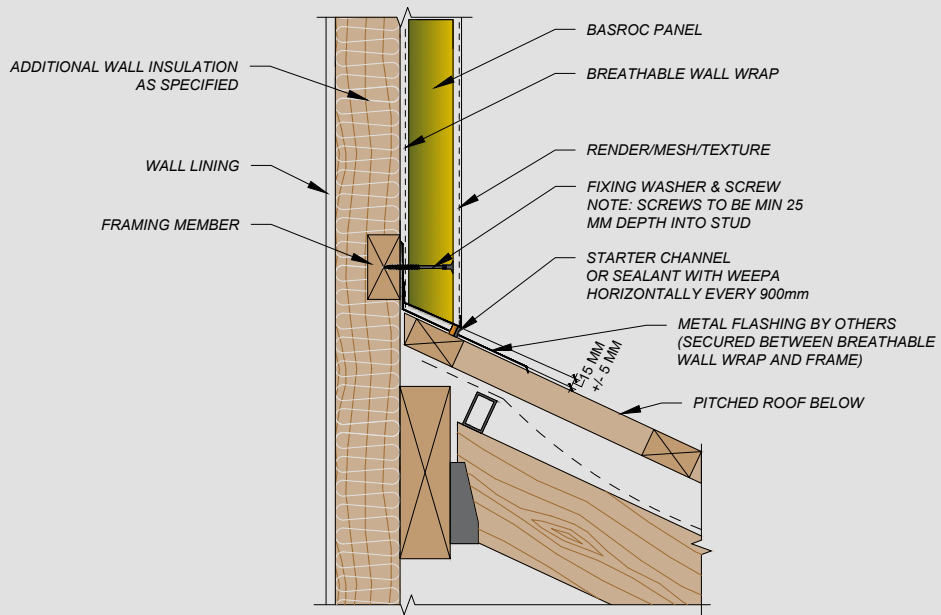






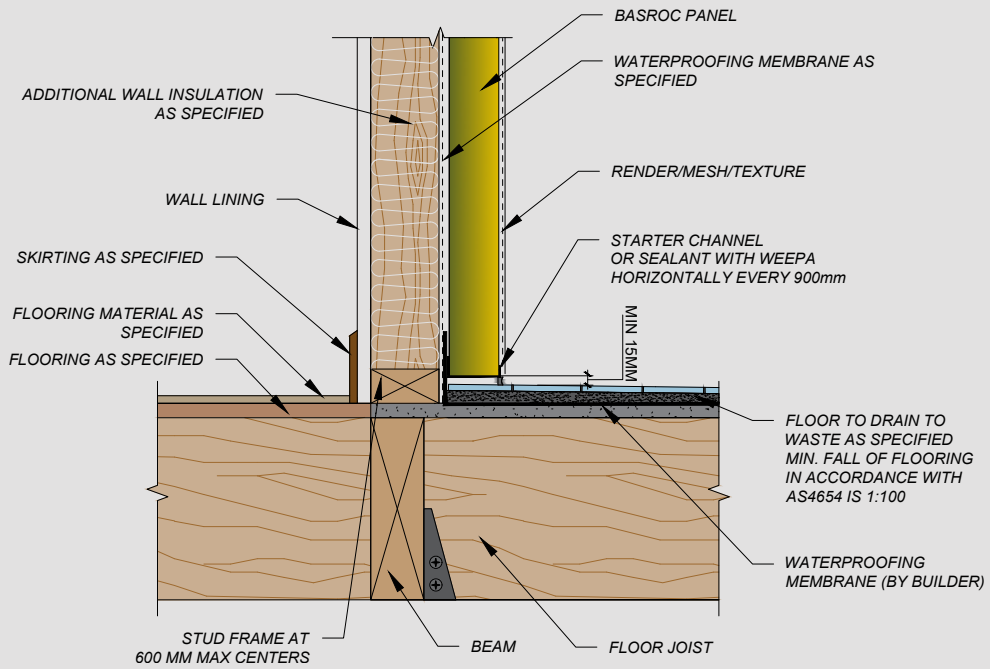
7.3

WALL OVER ROOF - DIRECT FIX



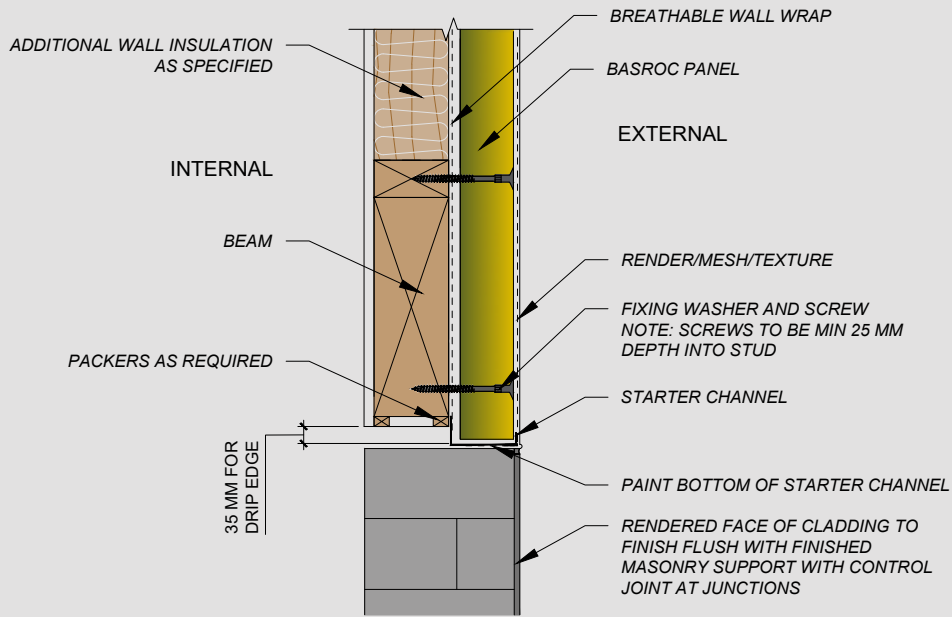
7.4

WALL TO BALCONY - DIRECT FIX



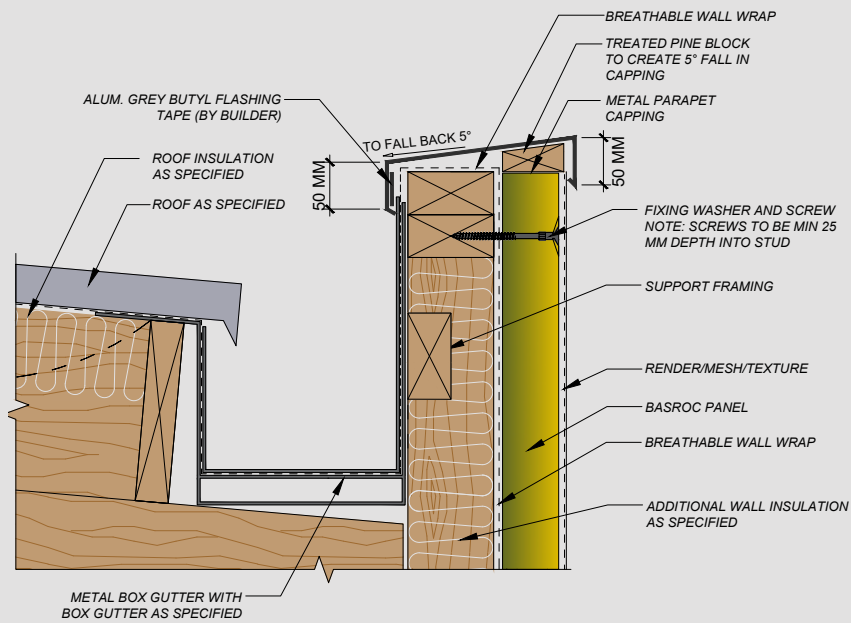
7.5

GARAGE / BULKHEAD / OVERHANG / DRIP - DIRECT FIX



7.6

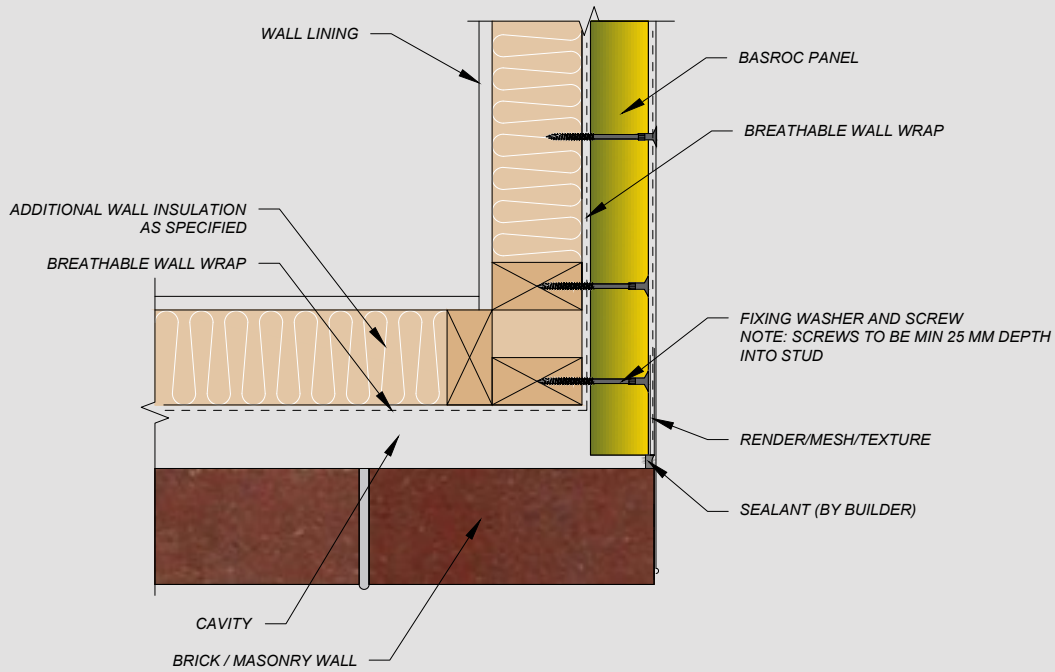
METAL CAPPING PARAPET WALL TO ROOF - DIRECT FIX





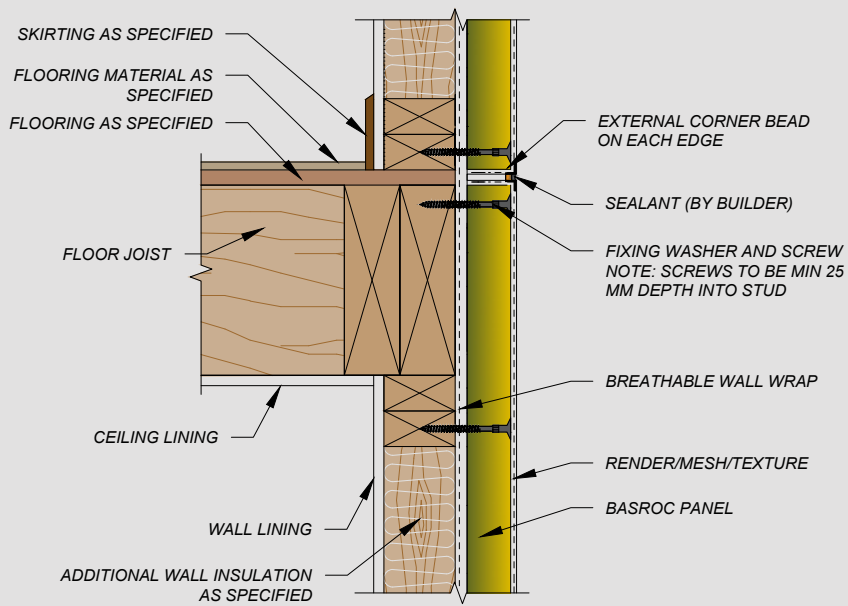
7.7

JUNCTION TO MASONRY WALL - DIRECT FIX



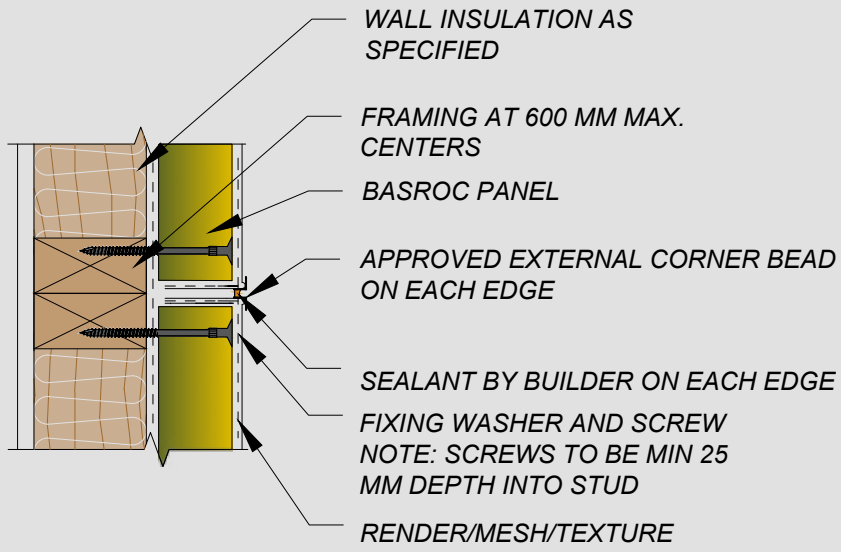
7.8

HORIZONTAL EXPANSION JOINT - DIRECT FIX



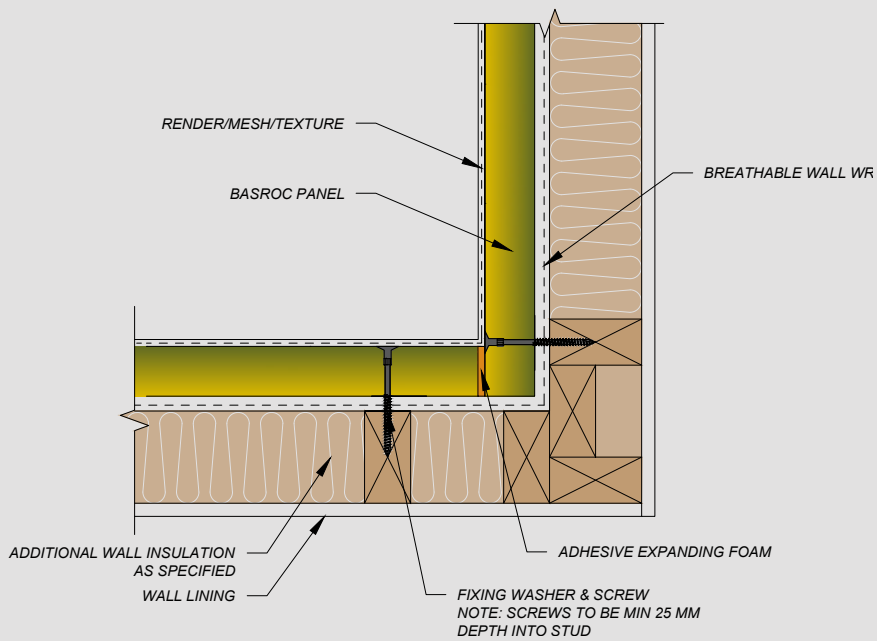
7.9

VERTICAL EXPANSION JOINT - DIRECT FIX



7.10

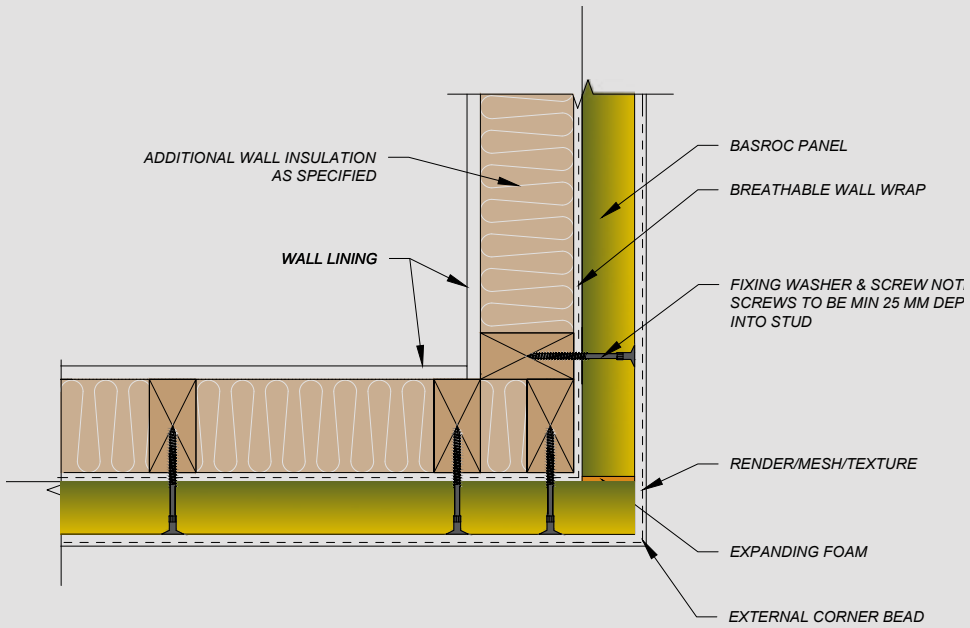
INTERNAL CORNER - DIRECT FIX





7.11

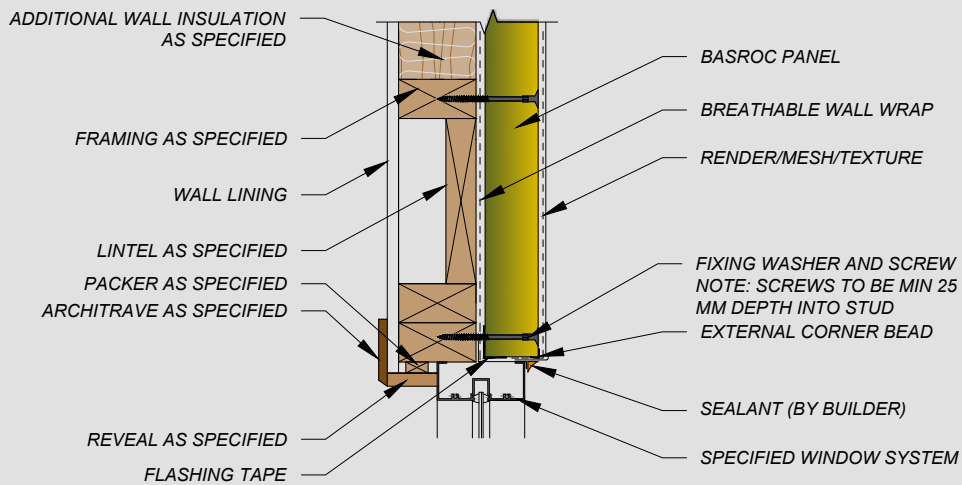
### EXTERNAL CORNER - DIRECT FIX



7.12

### WINDOW HEAD - DIRECT FIX

**Note:** Requirements for sealant around windows may vary by the type of window. Please refer to window manufacturer for sealant requirements.

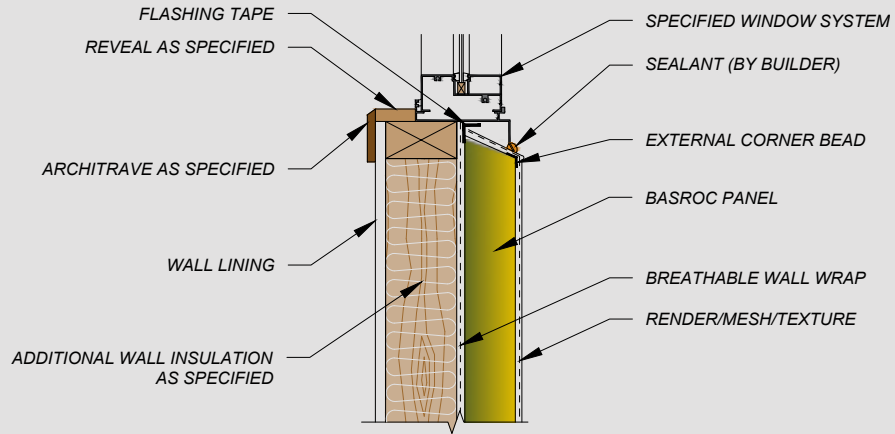


**NOTE:** REQUIREMENTS FOR SEALANT AROUND WINDOWS MAY VARY BY THE TYPE OF WINDOW. PLEASE REFER TO WINDOW MANUFACTURER FOR SEALANT REQUIREMENTS.

7.13

WINDOW SILL - DIRECT FIX

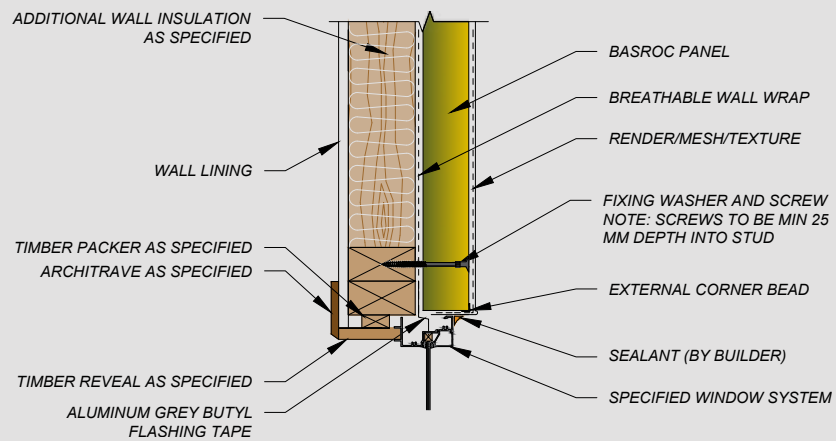
**Note:** Requirements for sealant around windows may vary by the type of window. Please refer to window manufacturer for sealant requirements.



7.14

WINDOW JAMB - DIRECT FIX

**Note:** Requirements for sealant around windows may vary by the type of window. Please refer to window manufacturer for sealant requirements.

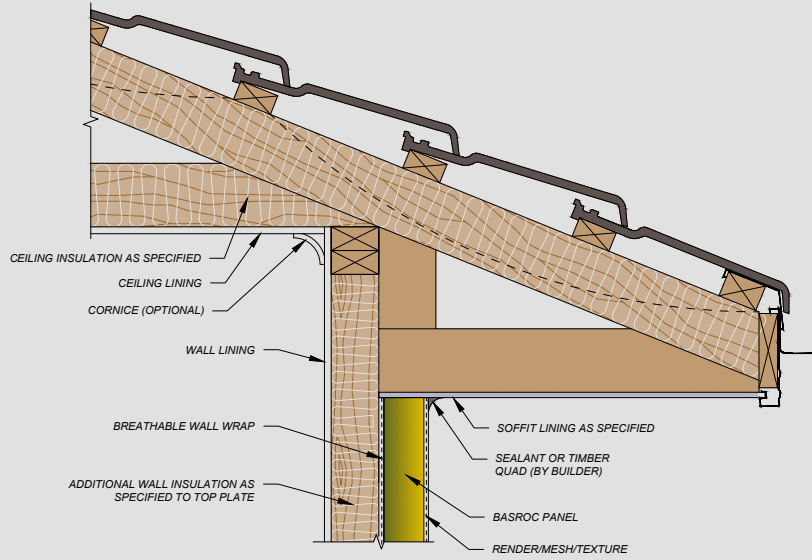






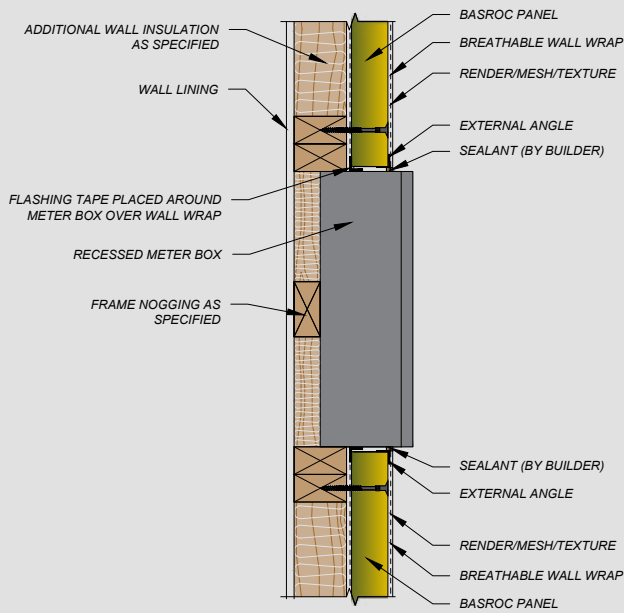
7.15

EAVE SOFFIT - DIRECT FIX



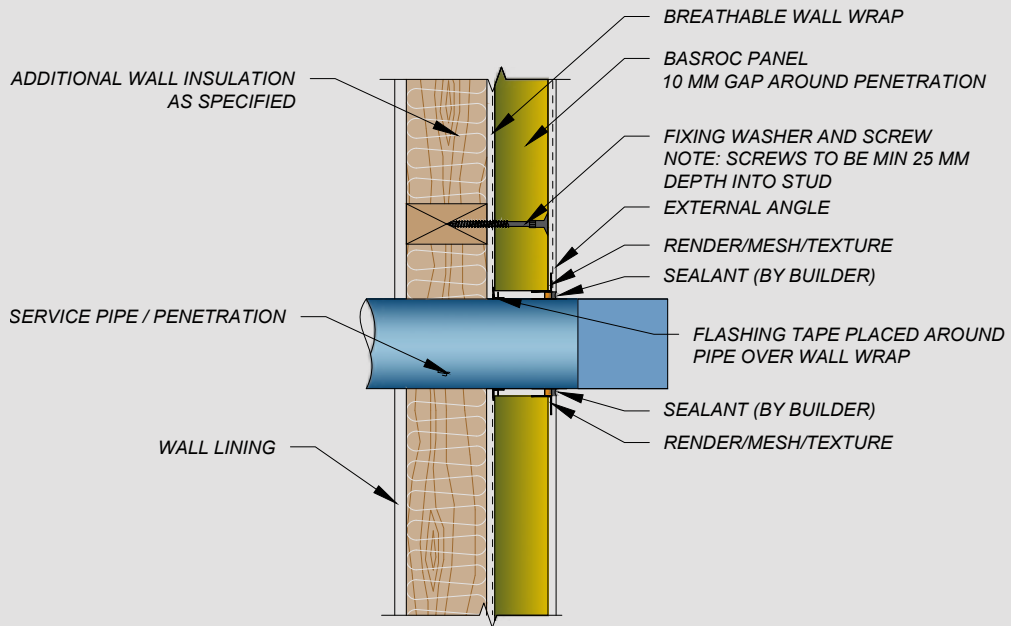
7.16

LARGE PENETRATION - DIRECT FIX



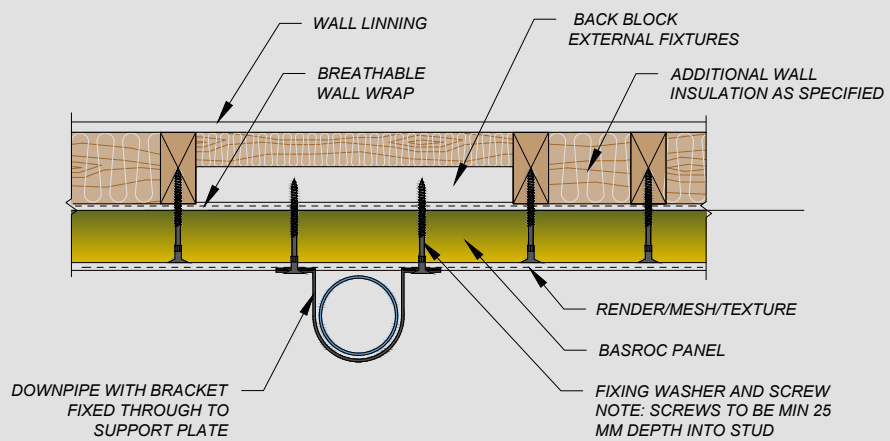
7.17

SERVICE PENETRATION - DIRECT FIX



7.18

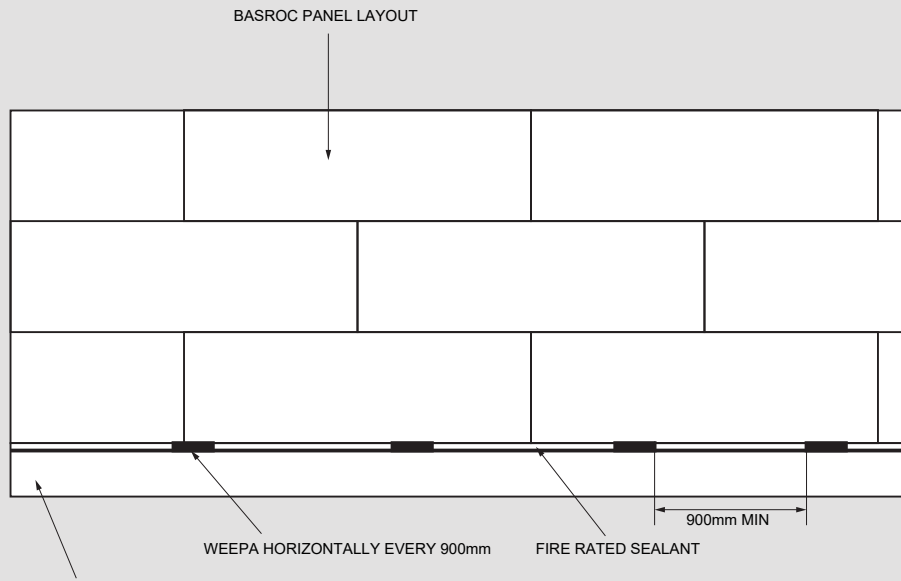
DOWNPIPE FIXING - DIRECT FIX





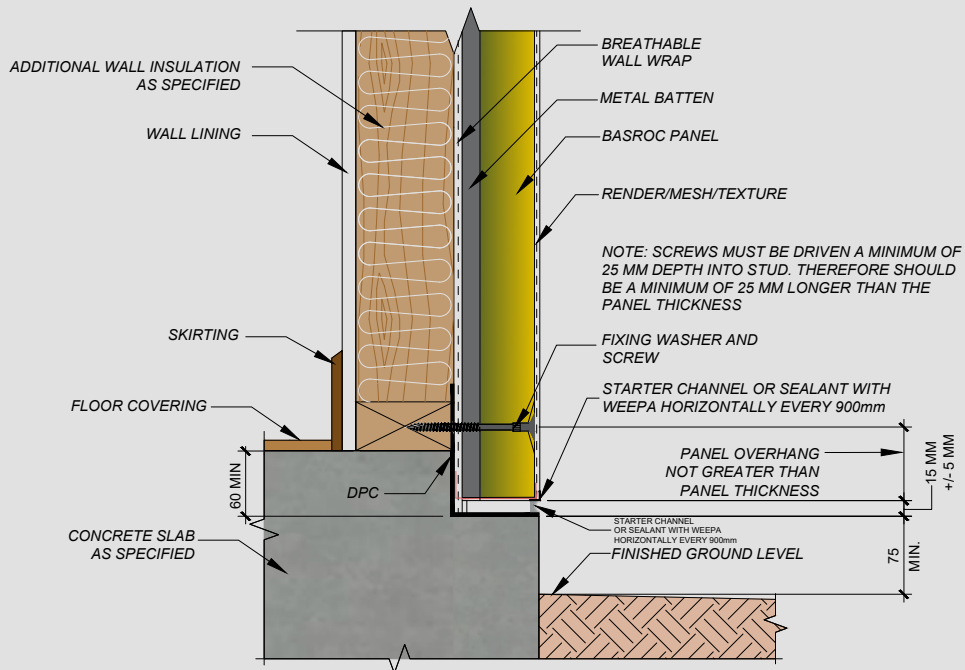
# 8. CAVITY FIX CONSTRUCTION DETAILS

## 8.1 WEEPA LAYOUT - CAVITY FIX



DIFFERENT SURFACE THE BASROC PANEL BUTTS INTO WHICH NEEDS A CONTROL JOINT FOR MOVEMENT  
 EXAMPLE BRICK WORK, CONCRETE, METAL OR TILE ROOF.

## 8.2 CONCRETE SLAB REBATE - CAVITY FIX

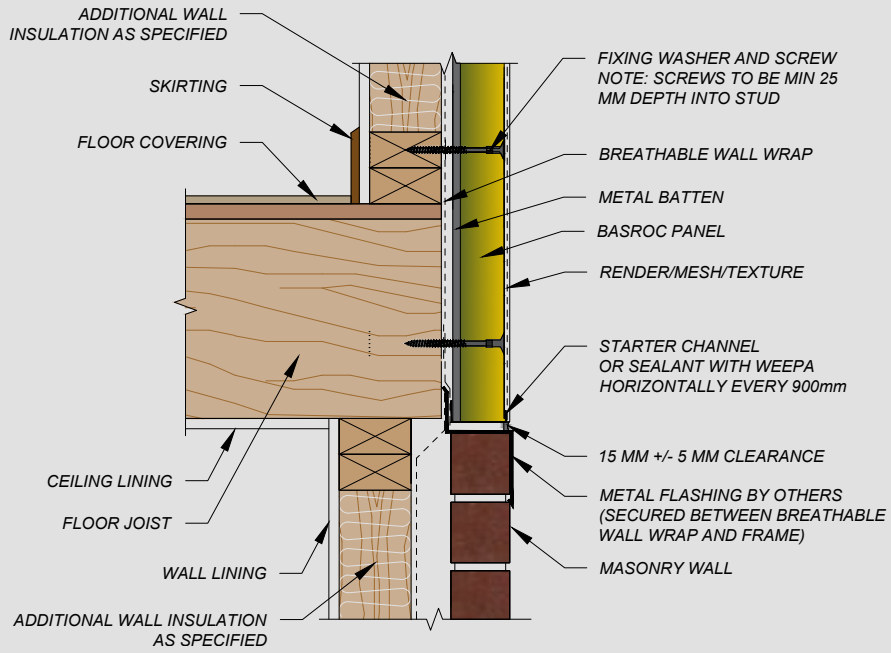


NOTE: CLEARANCE TO BE PER BCA REQUIREMENTS FOR THE INTENDED APPLICATION E.G. PER SPECIFICATIONS IN PART 7.5.7 OF THE ABCB HOUSING PROVISIONS



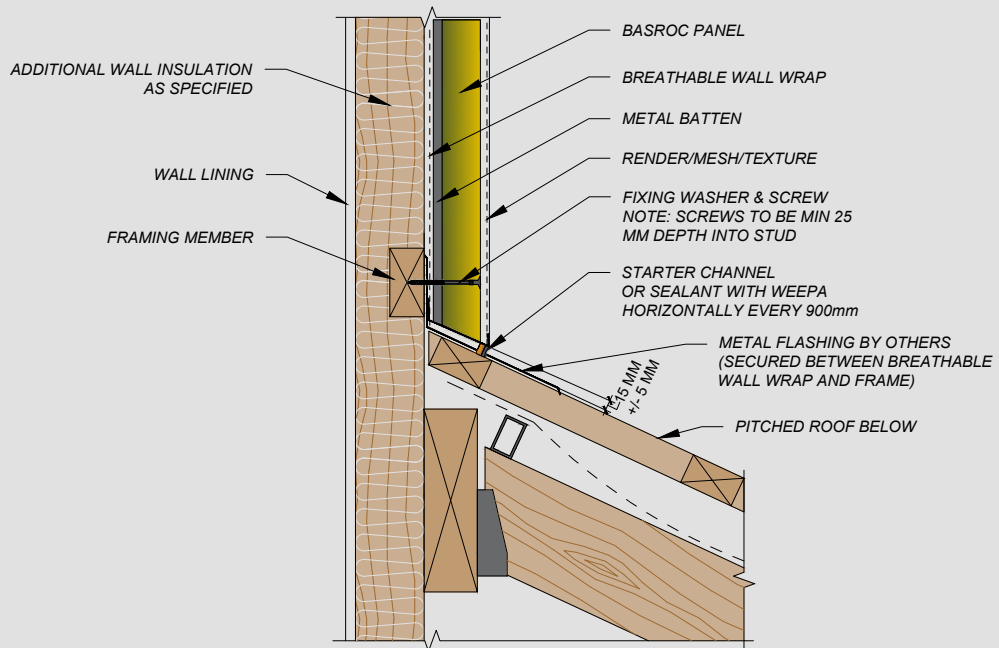
8.3

PANEL OVER MASONRY WALL - CAVITY FIX



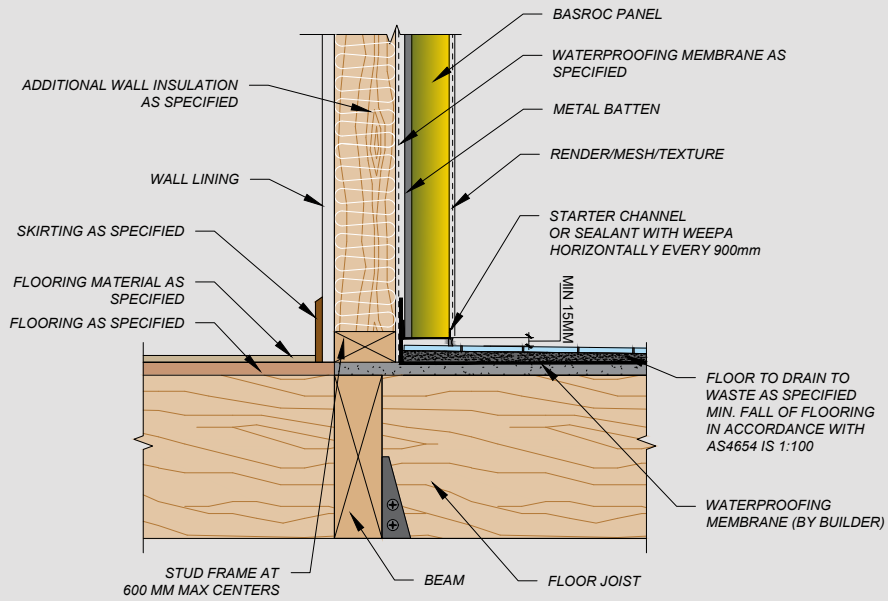
8.4

WALL OVER ROOF - CAVITY FIX



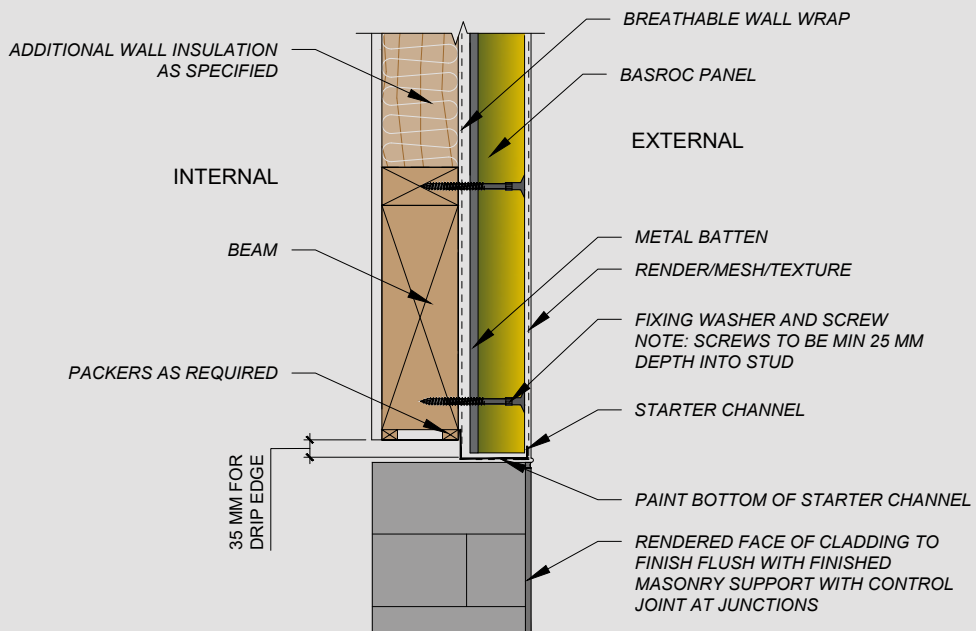
8.5

WALL TO BALCONY - CAVITY FIX



8.6

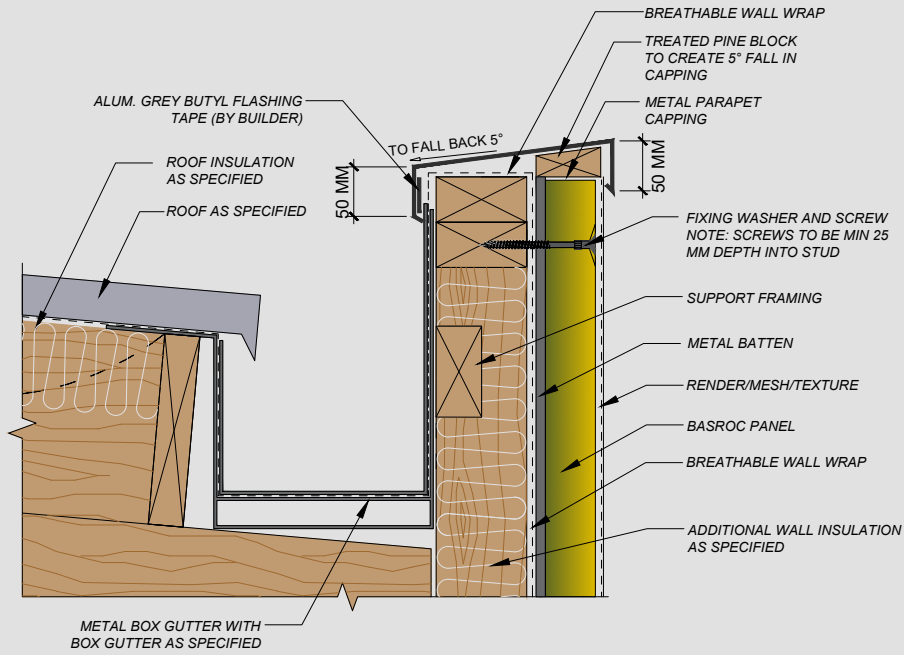
GARAGE / BULKHEAD / OVERHANG / DRIP - CAVITY FIX





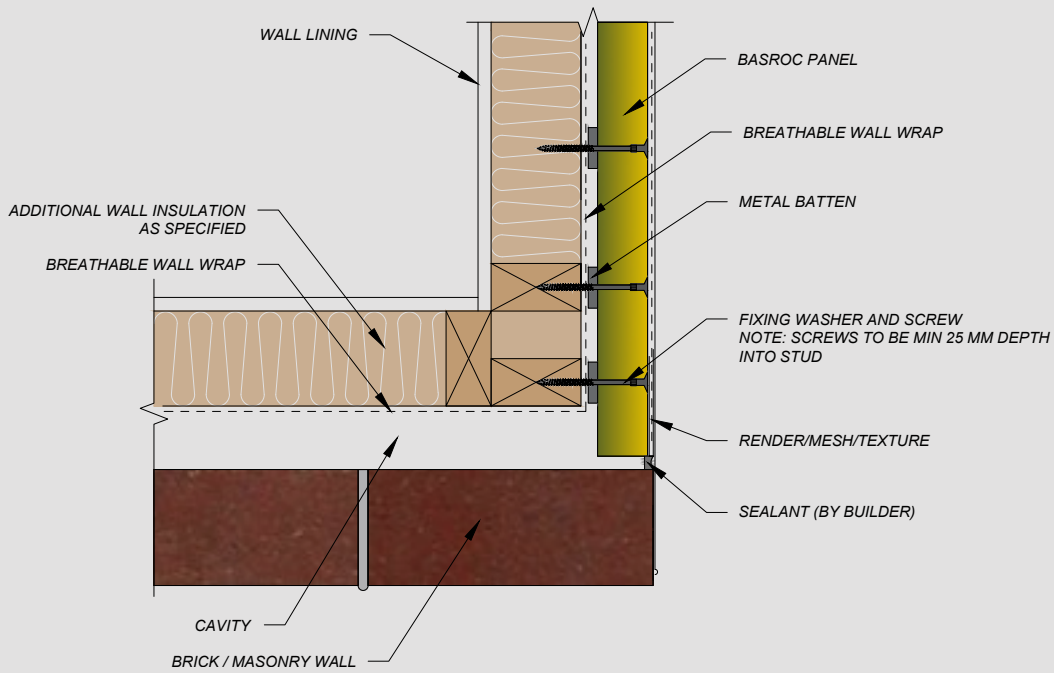
8.7

### METAL CAPPING PARAPET WALL TO ROOF - CAVITY FIX



8.8

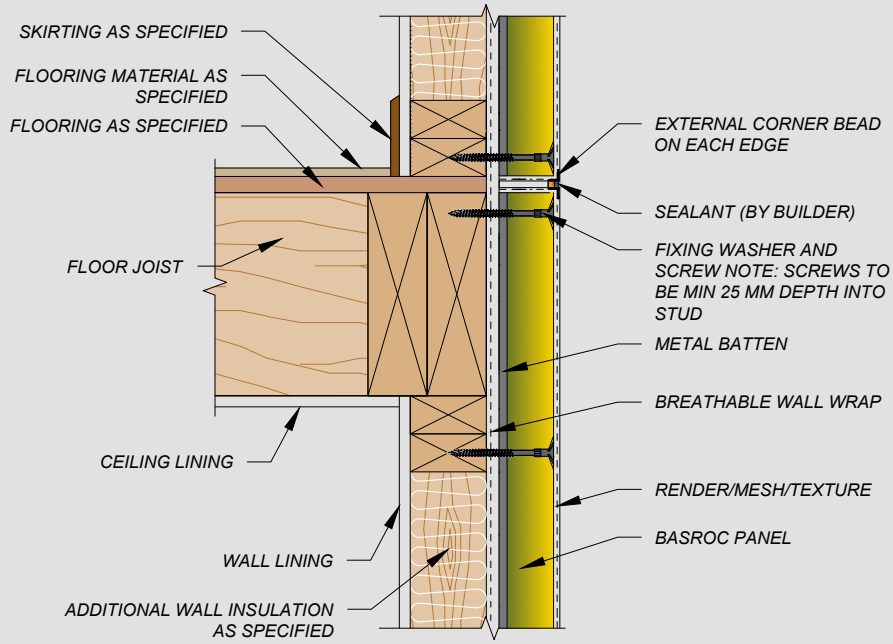
### JUNCTION TO MASONRY WALL - CAVITY FIX





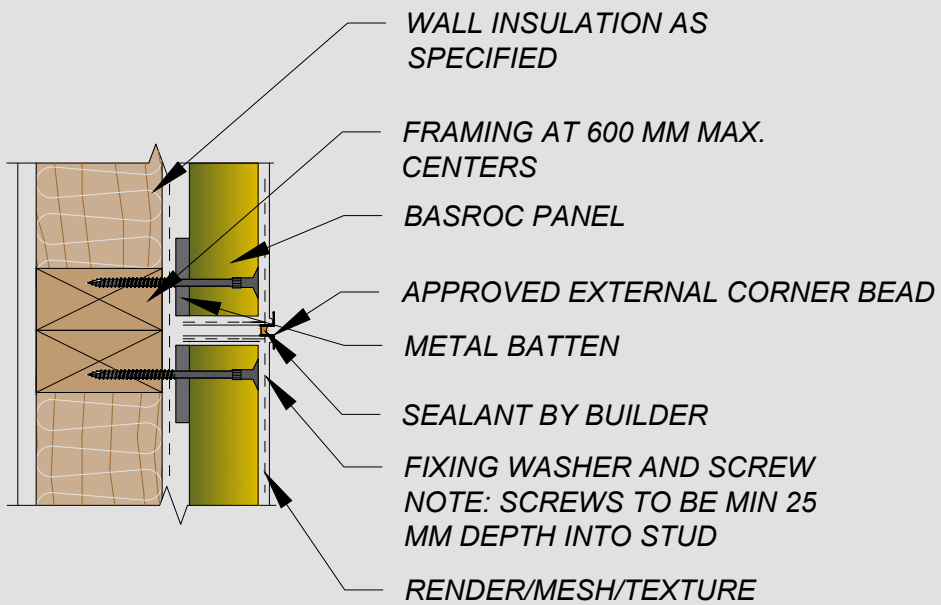
8.9

HORIZONTAL EXPANSION JOINT - CAVITY FIX



8.10

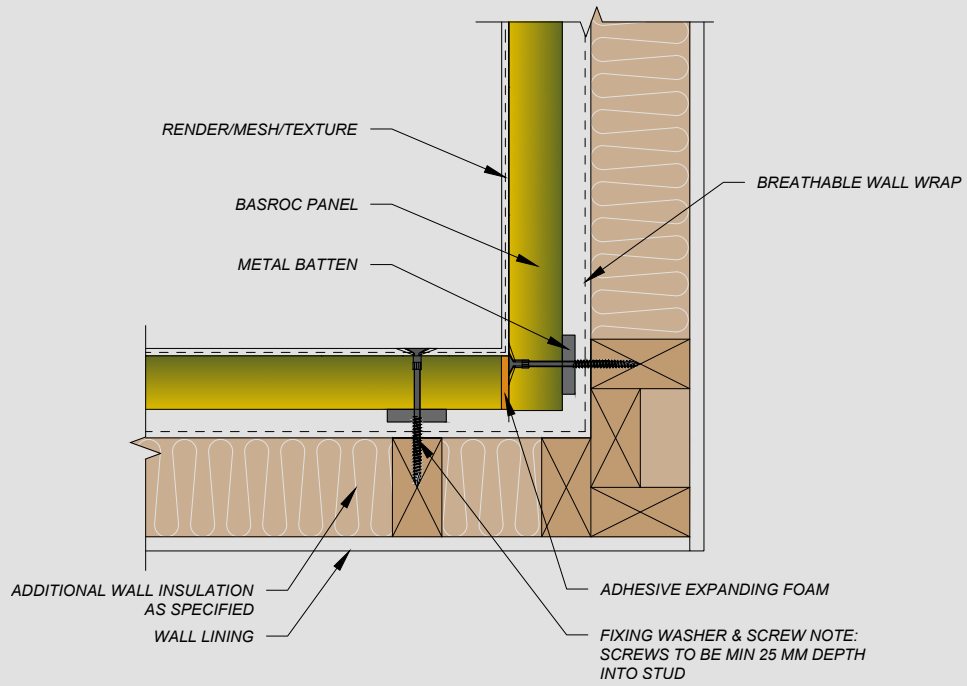
VERTICAL EXPANSION JOINT - CAVITY FIX





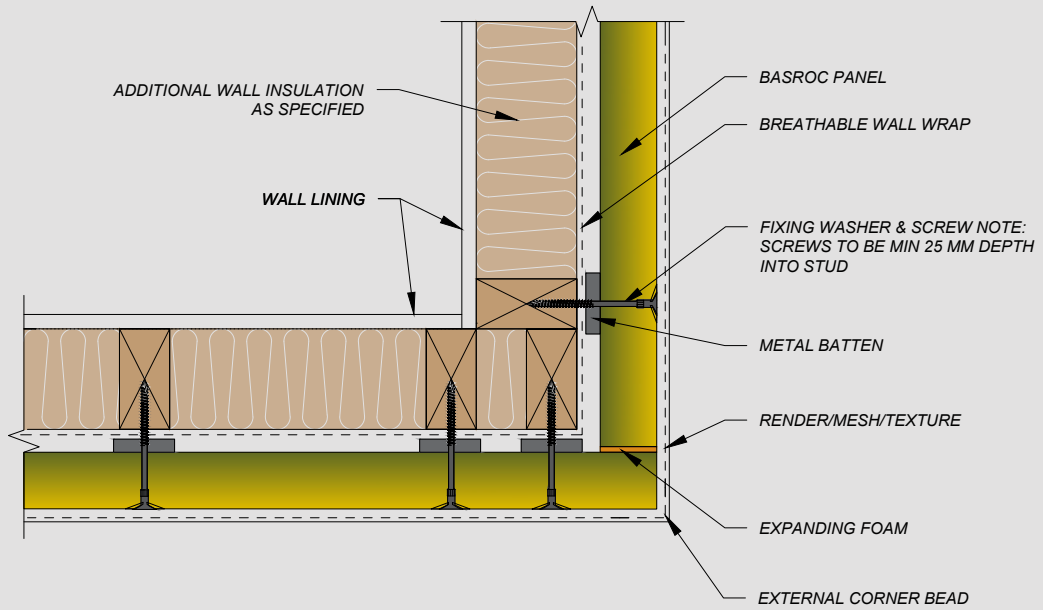
8.11

INTERNAL CORNER - CAVITY FIX



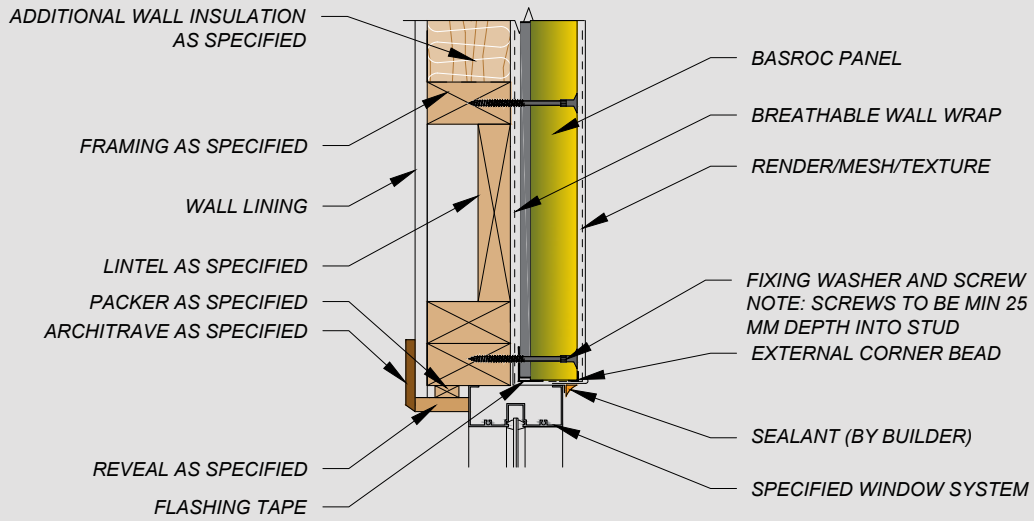
8.12

EXTERNAL CORNER - CAVITY FIX



8.13

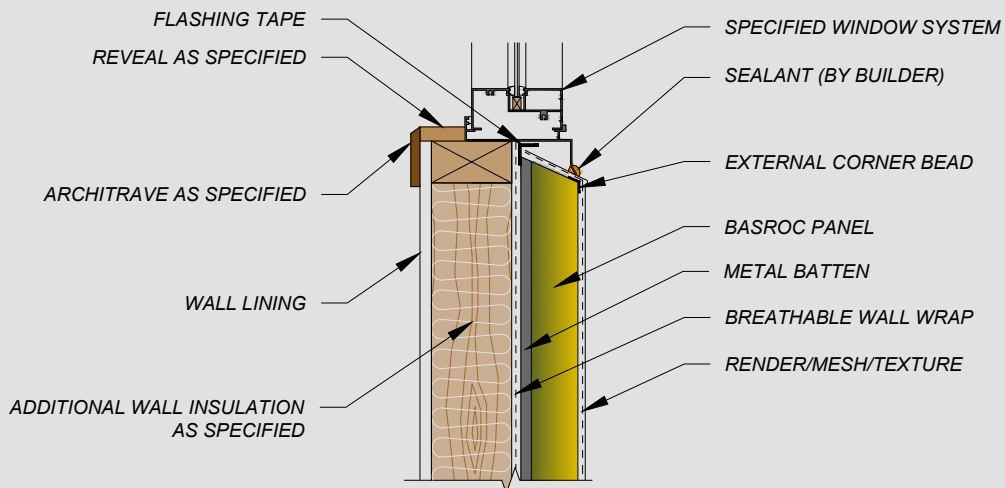
WINDOW HEAD - CAVITY FIX



NOTE: REQUIREMENTS FOR SEALANT AROUND WINDOWS MAY VARY BY THE TYPE OF WINDOW. PLEASE REFER TO WINDOW MANUFACTURER FOR SEALANT REQUIREMENTS.

8.14

WINDOW SILL - CAVITY FIX

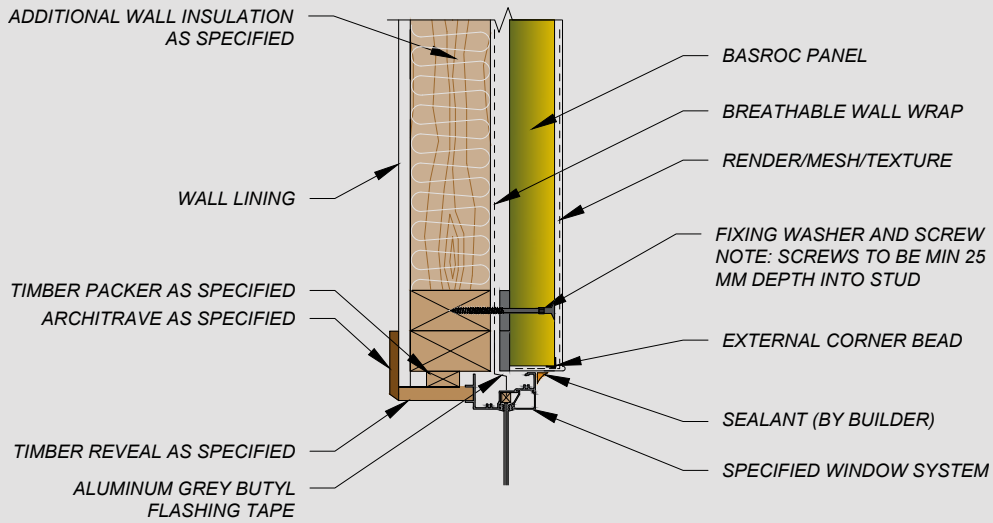


NOTE: REQUIREMENTS FOR SEALANT AROUND WINDOWS MAY VARY BY THE TYPE OF WINDOW. PLEASE REFER TO WINDOW MANUFACTURER FOR SEALANT REQUIREMENTS.



8.15

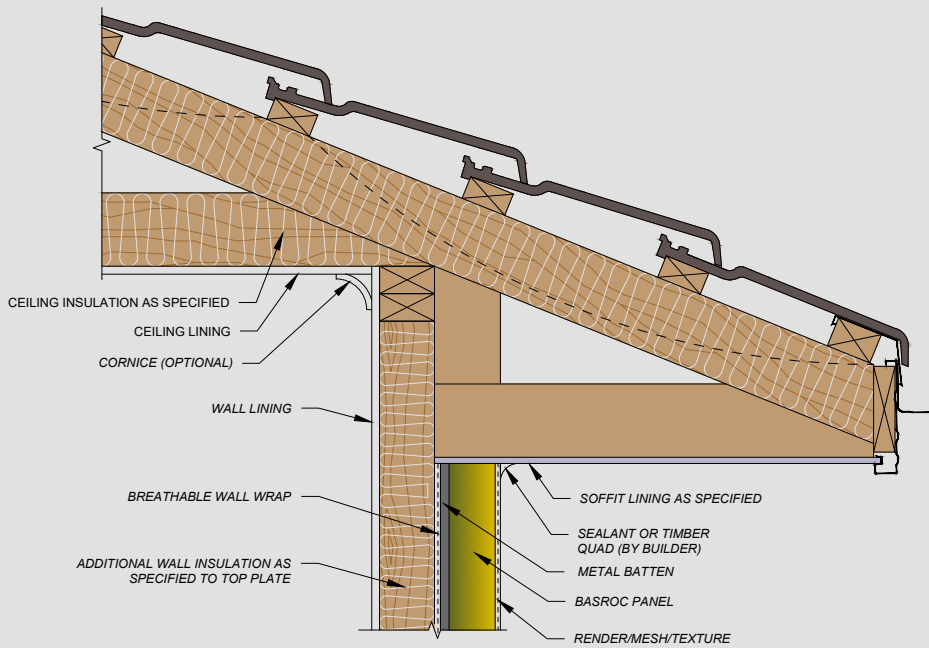
WINDOW JAMB - CAVITY FIX



NOTE: REQUIREMENTS FOR SEALANT AROUND WINDOWS MAY VARY BY THE TYPE OF WINDOW.

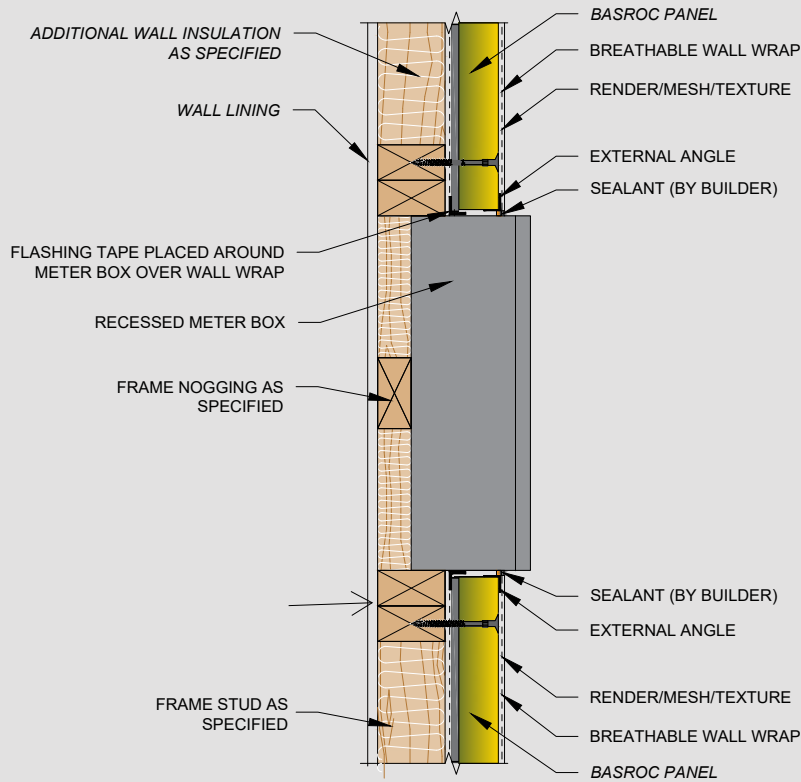
8.16

EAVE SOFFIT - CAVITY FIX



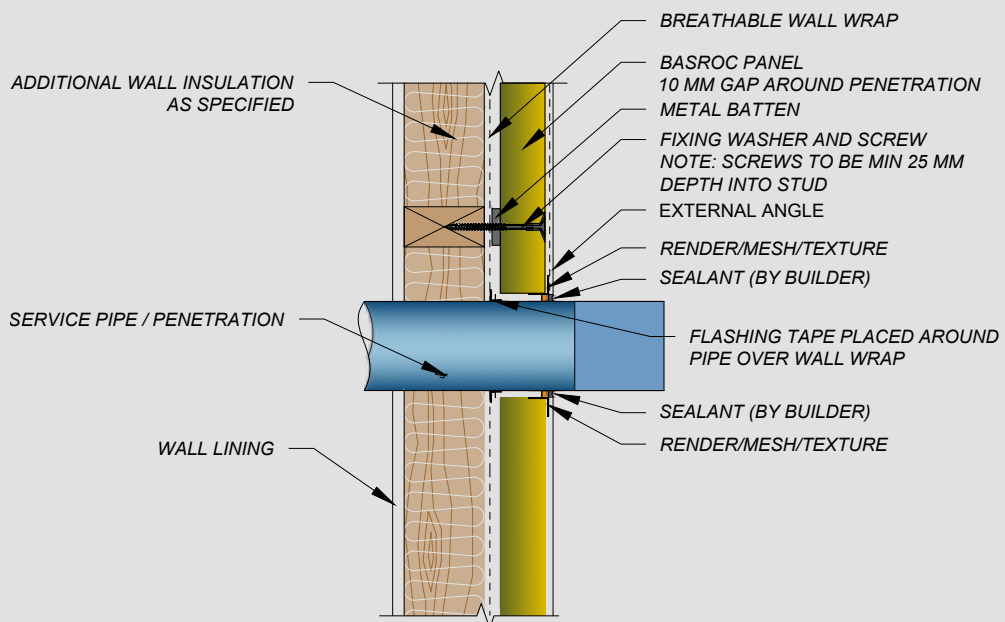
8.17

LARGE PENETRATION - CAVITY FIX



8.18

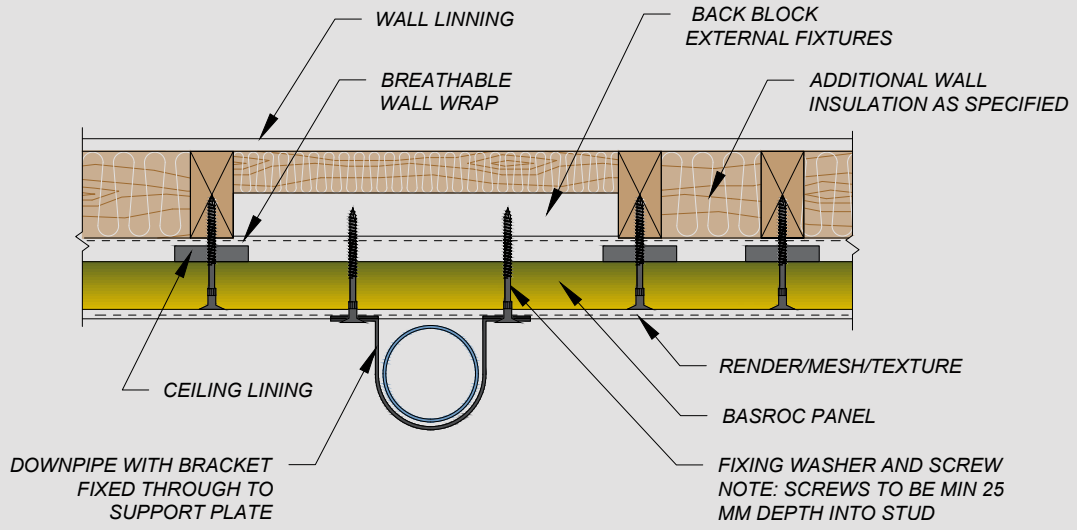
SERVICE PENETRATION - CAVITY FIX





8.19

DOWNPIPE FIXING - CAVITY FIX



# 9. MAINTENANCE

**In order to get the best performance and maintain your warranty of the Basroc Cladding System we recommend that the following maintenance program is undertaken.**

## **Maintenance for Acrylic Coated Systems**

To ensure your Basroc texture system looks its best, it is essential that cleaning and maintenance occurs on an annual basis. Cleaning your system once a year will help to remove airborne grime, contaminants and algal growth.

General cleaning should be carried out with a pressure cleaner using low pressure (not greater than 450 psi) and cold water only. Keep the cleaning nozzle a minimum of 200 mm from the wall and at a 45-degree angle from the wall face. Applying pressure too close to and perpendicular to the wall can result in damage to the textured finish.

A test area (in an inconspicuous location) should be completed and carefully checked for signs of pressure damage prior to continuation of works.

Stubborn grime should be removed with a soft brush using warm (not hot) soapy water. Do not use a stiff brush or hot water on acrylic finishes as this may result in damage to the texture coating system i.e. removal of coating material from the texture coating aggregates.

Perform a careful visual inspection of the texture coating system. It is common for textured finishes to begin showing signs of deterioration where moisture ingress is present. Check for any structural cracking and damage to caulked areas typically found at control joints, around joinery or where different substrata meet each other.

Where structural cracking is evident, moisture is able to enter the underlying render potentially causing efflorescence leading to coating damage. Cracks should immediately be neatly filled with a paintable polyurethane caulking compound until the source of the movement is identified and repaired by a trained professional. It may not always be possible to make invisible repairs to damaged areas. In this instance, re-coating of the entire wall face may be required. Check areas subject to cold and damp conditions (around foliage and planter boxes) as these spots are prone to algal growth which can cause your coating system to deteriorate rapidly if not removed. Also check adequate fall/drainage has been provided on horizontal surfaces as ponding water will ultimately result in water ingress and coating damage.

Where necessary, repaint acrylic based finishes (i.e. Basroc texture) with Basroc Satin membrane (low sheen or matt) or other similar water base paints in the desired colour. Try to provide your supplier with a small chip of the damaged area to help with colour matching as some degree of fading may have occurred depending on exposure period or orientation to the sun. Prior to painting, any efflorescence should be removed by lightly scrubbing with a 5% solution of white vinegar in water.

Note – Some damage (such as cracking) may be caused by movement of the house. While not covered by warranty we recommend it be addressed to ensure the integrity of the system is maintained.

Not following the recommended maintenance program may result in your warranty being voided.

On completion of your annual maintenance log into [basroc.com.au](http://basroc.com.au) and register your maintenance activity, to ensure your warranty remains valid.

For further information, please contact your local Basroc reseller or contact a Basroc technical representative on **(03) 7009 7379**.





# 10. WARRANTY

## Version & Validity of Warranty:

This is version 1.0 of Basroc® Patented External Cladding & Render System Warranty. It is valid for Basroc® Patented External Cladding & Render Systems purchased and installed after 01/01/2024 until this version of the Warranty is superseded.

## Warranty Period:

7 years from the date of purchase.

## Covered Risks:

For a period of 7 years from purchase date this warranty expressly covers the Basroc® Patented External Cladding & Render System (the "Product") as a whole, which is comprised of several components, including but not limited to, the Basroc® Panel, battens, fixing screws, layers of render, texture and membrane coatings.

Basroc warrants that when installed and maintained according to the Basroc Installation Manual and all applicable standards and regulations, the system, as a whole, will perform as intended for the duration of the warranty period and be free from defects due to defective manufacturing workmanship or materials. This includes, but is not limited to, the system's structural integrity, adherence of components to one another, and resistance to external factors within the parameters specified in the Exclusions section of this warranty.

## Conditions Specific to System Components:

1. **Compatibility:** All components of the Basroc® External Wall Cladding System must be used as specified in the Basroc Installation Manual. The use of non-Basroc specified components may affect the performance of the system and void this warranty.
2. **Installation:** The system must be installed by a qualified installer who follows the guidelines and specifications outlined in the Basroc Installation Manual. Incorrect installation that contradicts our guidelines may void this warranty.
3. **Maintenance:** Regular maintenance, as outlined in the Basroc Installation Manual, is essential for the longevity and performance of the system. Failure to adhere to these maintenance guidelines can void the warranty.

## Conditions for Warranty Claims:

Warranty claims are subject to the following conditions:

1. Presentation of requested documents in support of the claim, including proof of purchase.
2. The Product must have been paid for in full.
3. Notification to Basroc within 90 days of the defect discovery, and before the warranty term expires.
4. Allowance for Basroc to inspect the alleged defective Product in situ before its removal, repair, or replacement.
5. Claimant covering initial testing and investigation costs, which Basroc will reimburse if the defect is confirmed as covered under this warranty.
6. Installation and maintenance of the Product in accordance with the Basroc Installation Manual current at the time of purchase.
7. Use of specified components as detailed in Basroc's Installation Guide during installation.
8. Compliance with the National Construction Code of Australia, relevant Australian Standards, and other applicable laws and regulations at the time of installation.

## Exclusions:

Basroc is not liable for the following:

1. Any faults to the extent that they are caused or contributed to by any third-party design or engineering of the building or structure on which the Product is installed (including but not limited to the design and construction of the frame or foundations to which the product is incorporated or affixed).
2. Damage to, or deterioration of the Product caused by work carried out on any part of the structure where the Product is installed whether before, during or after installation.
3. Damage to, or deterioration of, the Product caused by mishandling of the product before, during or after installation.
4. Any faults to the extent they are caused or contributed to by any materials or accessories supplied by third parties.
5. Damage to, or deterioration of, the Product arising from external causes beyond our control: This includes, but is not limited to:
  - Neglect by the user to maintain the product according to our guidelines
  - Improper cleaning methods or materials
  - Pollution and exposure to harmful chemicals or environments, specifically those known to damage conventional concrete products, such as acidic conditions
  - Structural movements of the building
  - Effects of welding or other forms of direct heat application
  - Mechanical impacts or abrasions
  - Hydrostatic pressure variations
  - Electrical or electrolytic reactions
6. Damage to, or deterioration of, the Product arising from Force Majeure Events: Including, but not limited to:
  - Natural disasters (e.g., fires, explosions, earthquakes, flooding)
  - Acts of God
  - War, terrorism, civil unrest, riots
  - Vandalism or deliberate acts of damage
  - Labor strikes or industrial disputes
  - Extreme weather conditions explicitly defined as hailstorms, sandstorms, or similar severe weather phenomena that are beyond normal expectationsThese clauses do not intend to exclude or limit any statutory rights under Australian Consumer Law but to clarify circumstances where Basroc's liability for damage or deterioration of the product is not engaged.

## Liability Limitation:

Basroc's liability is limited to the Product's value that is subject to the warranty claim. If a valid claim is made pursuant to this warranty, Basroc will at their discretion:

- (a) Replace the defective Product or supply equivalent product; or
- (b) Repair the defective Product; or
- (c) Pay for the supply of a replacement for the defective Product;

Any remedial work carried out or paid for under the provisions of this warranty will not extend the term of the warranty. In all cases, Basroc's liability is limited to the value of the Products the is subject to the claim.

## Statutory Obligations:

Basroc provides the above Warranty in addition to any rights and remedies imposed by Australian State and Federal legislation. Nothing in this Warranty excludes, restricts, or modifies any State or Federal legislation applicable to the supply of goods which cannot be so excluded, restricted, or modified.

Our goods come with guarantees that cannot be excluded under the Australian Consumer Law. You are entitled to a replacement or refund for a major failure and compensation for any other reasonably foreseeable loss or damage. You are also entitled to have the goods repaired or replaced if the goods fail to be of acceptable quality and the failure does not amount to a major failure.



## Claims Process:

If you are the homeowner, please contact your Builder.

Builders, please contact our warranty claims department.

Basroc Warranty Claims:  
86 – 92 South Park Drive,  
Dandenong South  
Ph: 03 7009 7379  
warranty@basroc.com.au

### Note:

All claims will be required to be submitted in writing.

Proof of purchase will be required as will supporting documentation of adherence to the above terms and conditions.

Expenses relating to claiming the warranty will be borne by the person making the claim.

In the event of a claim relating to the performance of the system as a whole, Basroc® Pty Ltd will assess the system's installation, the compatibility of components, and adherence to maintenance guidelines.

Basroc reserves the right to inspect the system in situ to verify compliance with these conditions before any warranty action is taken.

**BASROC®**  
The Future of Building

## 11. DISCLAIMER

Whilst every effort has been made to ensure the information in this manual is correct at the time of printing, Basroc® Pty Ltd reserves the right to change the specifications of all products referred to in this manual at any time. All changes made to this manual are uploaded on to our website [www.basroc.com.au](http://www.basroc.com.au)

This warranty is provided to assure the quality and performance of our products. The issuance of this warranty or any actions taken on a warranty claim do not imply that Basroc has confirmed the product's installation has been executed correctly or that the product was deemed fit for a particular purpose. Responsibility for ensuring correct installation and assessing the product's suitability for intended use rests solely with the installer and user.

