



1300 63 2266

THE STEEL FRAMING COMPANY

PTY LTD

'Integrity by Design'

ABN 37 124 102 370

STANDARD LOCK-UP KIT INCLUSIONS:

WHAT IS INCLUDED? (UNLESS STATED IN QUOTE)

- ⇒ N3 — non-cyclonic (TSFC minimum wind rating)
- ⇒ Minimum 0.75mm thick Australian Bluescope 'Truecore' steel
- ⇒ BAL low (bushfire attack level)
- ⇒ Internal and external 90mm lipped 'C' section steel frames (as per plan/s)
- ⇒ Steel trusses 90mm lipped 'C' section (as per plan/s)
- ⇒ Roof batten at 450mm max spacing and ceiling battens at 450mm max spacing
- ⇒ Colorbond or Zinc corrugated custom orb roof (customer's choice)
- ⇒ Colorbond gutters, fascia and barge
- ⇒ Thermal break insulation for walls vapour permeable
- ⇒ Reveals for all external windows and sliding glass doors
- ⇒ 600mm eaves surrounding the home including the verandah (if applicable)
- ⇒ Ridge capping for hip and gable roofs
- ⇒ 90mm downpipes (to ground) with support straps and 90 degree elbows
- ⇒ Powder coated aluminium windows and doors (standard colour range)
- ⇒ Hoop iron strap bracing 1.5mm thick
- ⇒ Truss brackets
- ⇒ Dampcourse for kits on concrete slabs
- ⇒ Screwbolts to fix to slab (if applicable), bolts for steel floor system
- ⇒ 7.5mm x 230mm horizontal wood grain textured fibre cement cladding
- ⇒ All fixings to assemble wall frames and roof trusses if flat pack
- ⇒ Plumbing and electrical grommets
- ⇒ Footing design (from customer's soil test), certified engineering drawings, design certificate and council plans (4 sets for Development Application (DA) submission)
- ⇒ Energy Efficiency Assessment (QLD, VIC, SA, TAS), NSW BASIX. If a nATHERs assessment is required this is to be arranged by the customer separately.
- ⇒ Plans can be mirrored

NB: No front door or door frame supplied in kit (customer to choose locally to their own preferences).

OPTIONAL EXTRAS:

(WILL INCUR ADDITIONAL COSTS)

- ⇒ N4 (non-cyclonic)
- ⇒ Steel Floor System:
 - ◆ Posts, bearers and joists as per your plans
 - ◆ 600mm high unless stated in quote (includes up to 700mm in the ground)
- ⇒ Assembly of wall frames and trusses in factory
 - ◆ (will incur additional delivery costs)
- ⇒ Black Aluminium Mesh Insect Screens
- ⇒ Increased wall height
- ⇒ Custom Design
- ⇒ Smooth Weatherboard Cladding
- ⇒ Other Cladding Options (ask sales)

THINGS TO CONSIDER:

- ⇒ Bushfire Attack Level (BAL) is required for bushfire areas—price may vary depending on BAL ratings 12.5, 19, 29 or 40. Flame Zone not quoted.
- ⇒ If using a steel floor system: staircase, treads, handrails, decking and balustrades are not supplied.
- ⇒ Stump footing engineering included to all soil types, additional charges may apply for extra post material and sub-floor bracing as required as per engineering requirement/s (soil more reactive than M class).
- ⇒ Additional costs may be incurred due to BASIX or Energy Efficiency report requirements (i.e. glazing upgrades)

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In the Bega Valley, NSW