

Location Victoria, Australia
Architects Volberg Enterprises
Plasters Y+O, Solution Trust
Completed February 2005

Construction Austrom Constructions
Acoustic Consultant Shelburg Acoustics
Painters Colourific Pty Ltd

Delivering Intertenancy wall benefits with confidence

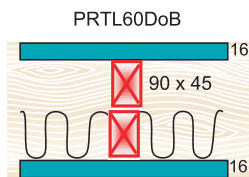


Leon Curelusa (owner of Austrom Constructions) recently pioneered the use of Powerscape linings for intertenancy walls in 5 modern townhouses. Site manager Kit Woodward said “They did exactly what we wanted - gave us a firewall system that saved us a lot of money, and also gave us our acoustic ratings”.

According to Leon Curelusa these townhouses not only needed to be contemporary in design, but more importantly they also needed to clearly meet the BCA's (Building Code of Australia's) recently increased acoustic regulations for medium to high density housing. “Our acoustic engineer recommended these products to us, and we haven't looked back. It's a strong, quality product with a lot of great qualities.”

Powerscape were able to provide Austrom Constructions with a solution for separating walls between dwellings, with superior acoustic benefits.

This solution was to install an intertenancy wall system (PRT60DoB), which is essentially a single layer of 16mm Powerscape® Lining each side of a double-timber frame, with insulation to one side of the timber frame.



This system provides superior acoustic ratings of $R_w + C_{tr}$ 52, and a fire rating of 60/60/60.

Compared to other intertenancy systems, the Powerscape system also has a narrower wall depth at only 217mm, so takes up a smaller footprint of the structure overall. On site the sequencing of the system proved to be exceptionally efficient as framing continued uninterrupted from dwelling to dwelling, with all intertenancy lining tasks then being completed together with the lining of the remainder of the dwellings. Speedy fixing of the USG Powerscape® lining to the timber frame, using a standard nail gun, was an added and very welcome bonus.

Acoustic consultant, John Upton was equally impressed. “This is the first project I've been involved in where it has been specified. It's a new



range of products so I was boldly treading where no-one had gone before.

Essentially because of the changes with the BCA, there have been increases in the acoustic regulations for walls and floor/ceiling systems for medium to high density suburban housing.”



On site training is provided to ensure efficient handling, shaping and installing processes are understood, workers are confident with the material, and that high quality worry free results are achieved.

What's more, they are safe to work with, having none of the known health risks associated with formaldehyde, asbestos or respirable crystalline silica. And they are an environmentally-sound product, utilising 95% recycled materials.

The USG Powerscape intertenancy wall linings impressed Leon so much on site, that he also took the opportunity to install some USG Powerscape Health® in demanding wet area applications. USG Powerscape Health® is suited for use right throughout luxury homes and apartments and offers so many health, aesthetic, structural and environmental benefits that it supports a truly better quality of life.

The end result: Leon Curelusa is definitely going to use USG Powerscape linings on his next multi-occupancy development, and most significantly also says "I'm going to use them when I build my own house shortly." Now that's confidence.

"The impressive thing was their marketing / advertising, and that I had the product information in hand well before this project came up. I looked at the information at hand and based my decision on the comprehensive literature. It was well put together, clear and without too much fluff. I was convinced by the brochures and samples available that it would do the job."

USG Powerscape Health® is an extremely tough product. It is recommended for use in moderately harsh environments. Utilising revolutionary Fiberock® technology, the board has a high-density consistency, bonded all the way through. This gives it incredible structural integrity with the added benefit of a smooth surface with no face paper. It is prepared with an acrylic surface coating which is ideal for painting, papering, laminating with tiles or finishing by any other method.

Painter Frank Poulos experienced these features first hand. "Its tough so we could sand it back as much as we wanted, and it didn't scratch the surface. In new homes the plasterboard seems to move with the homes, but the Powerscape products are tougher so don't seem to buckle or move. As far as the painting goes, it was smoother to apply and any reflection looked straighter to the naked eye".

In terms of workability, USG Powerscape linings are extremely user-friendly.

They are more rigid and easier to manage than other boards. They can be cut and shaped by score-and-snap, or by using normal woodworking tools onsite, and can be joined with standard plasterboard jointing compounds.

This also means that there is no longer any need for butt-end (wide set) jointing, as any sheet end joints, and any site cut edges can be rebated on site and finished strong and flat with reinforced joints.



Key Product Features - USG Powerscape Health®

- Four product thicknesses and suitable for interior linings in wet and dry areas.
- Exceptional impact resistance; USG Powerscape Health® is at least as strong as 9mm fibre cement and scrim reinforced plasterboard, and twice the strength of same thickness regular plasterboard. Powerscape Health® Ultra-Mesh, much stronger again, is in a class of its own.
- Joints easily to provide monolithic finishes.
- Screws, nails, glues and staples easily. Cut to size virtually dust free with multi-score and snap. Hand tools and powered standard wood working tools can also be used when using a dust mask.
- Two way fire rated systems up to 60 minutes (single layer) and 120 minutes (2 layers).
- High mass gives superior noise control, including inter-tenancy rated systems.
- Excellent substrate for paint and tiles, and a number of abrasion resistant coatings.

Further Powerscape Project Reviews – Available on Request

- GABBA. USG Powerscape wall linings
- Ashburn House aged care. USG Powerscape® Ultra-Mesh – impact lining
- Thomas Hassall School. USG Powerscape Health® Ultra-Mesh – impact lining
- KingsWay Gymnasium. USG Powerscape Health® Ultra-Mesh – impact lining
- EcoSmart Sustainable House. USG Powerscape Health® wall linings

Australian Distributor:

Powerscape Pty Ltd

Phone 1 800 226 215

www.powerscape.com.au



Powerscape® and Health® are trademarks of Powerscape Pty Ltd. Fiberock® is a registered trademark of USG Interiors Pacific Ltd.