

Location New South Wales

Construction Novati Constructions

Plasterer Epic Interiors

Interior Linings USG Powerscape Health®

Are you putting Health® into Aged Care?

Ashburn House is a 'state of the art', healthy living, aged care facility for 111 residents, in NSW.

During its design, Ken Dwyer searched for an interior wall lining material that would:

- provide a healthy living environment for the residents,
- be cost effective for the building owners,
- be safe for installers, and also
- be ecologically preferred by society.

All these performance requirements from a single material is a tough, but very logical ask.

USG Powerscape Health® 13mm interior wall linings were identified, examined, and found to measure up favourably against this list. Because USG Powerscape was a new material to Ken, he then inspected a nearby installation in a school technology block, and his decision was made. USG Powerscape linings¹ were specified for use right through Ashburn House.

USG Powerscape plaster-faced interior linings are fast becoming the norm for aged care facilities in Australia. Its easy to see why when a single layer of USG Powerscape Health® 13mm each side of a steel stud wall provides resistance to five sources of potential wall impairment:

- toxic mould formation,
- moisture absorption,
- impact,
- sound transmission BCA aged care code compliant R_w 47 from a single layer of USG Powerscape 13mm each side of steel studs, with cavity insulation. (Staggered stud system also available where leaf separation is required by code between occupancies and kitchens or laundries)
- fire 30 minutes single layer 13mm (60 minutes single layer 16mm, and 120 minutes double layer 16mm).



Fixing is easy with no predrilling requirement. Health® 13 & 16 mm sheet sides come factory recessed, and ends are easily recessed on site for paper-tape reinforced jointing; to avoid any need for butt-end wide-set joints.



Ashburn House with distinctive triangular decks, under construction

Installation is simple when there is a single wall lining product for the job, and no need for time consuming dual layers of linings. No need for special boards in wet-areas, or special impact boards. The installers' health is cared for too with no risk from carcinogenic respirable crystalline silica dust.

Sam Galluzzo from Epic Interiors supervised the installation and commented afterwards on the ease of installation and the good quality paint and tile finishes throughout.



USG Powerscape interior linings have a certified 95% recycled content. Read more about ways in which USG Powerscape linings are preferred ecologically and for healthy living at:

- www.powerscape.com.au/sustain.asp, or at
- www.ecospecifier.org.au (search under the term Powerscape).

To support industry professionals USG Powerscape has available an information compendium which includes detail on recommended wall systems for different types of Aged Care (Class 9C) facilities. It also includes single page wall system specifications, and compliance documentation. Call free phone 1800 226 215 now, or Email to information@powerscape.com, and ask for your copy.

Then you too can start to put Health® into aged care buildings and other structures too.

¹ USG Powerscape Health® 13mm has similar impact resistance to scrim-reinforced plasterboard and 9mm fibre cement. At Ashburn House USG Powerscape Health® Ultra-Mesh with an internal reinforcing mesh for even higher impact robustness was used.

Putting Health[®] into construction

Key Product Features – USG Powerscape Health[®] Interior Linings

Enhanced Aesthetics

- Stronger joints to resist unsightly and unhealthy cracks
- Surface and edge profiling capability for creative detailing
- Secure fixing of art and wall furniture in exactly the right place

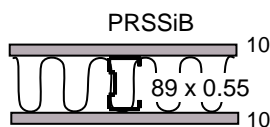
Healthier and More Comfortable Living

- Outstanding resistance to moisture absorption and lingering dampness
- Resistant to toxic mold and mildew growth
- Reduces sound transmission for greater freedom to both make and escape noise

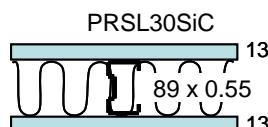
Eco-Preferable

- Free from known health risks associated with formaldehyde and crystalline silica
- Certified 95 % recycled content
- Reduced site waste as off cuts can be rebated and reused
- Detailed ecological and health information at: www.ecospecifier.org

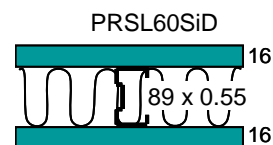
Selected USG Powerscape[®] Single Layer Wall Systems



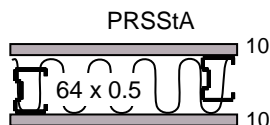
FRL -/-/
R_w 46, R_w + C_{tr} 35



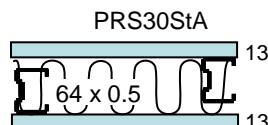
FRL 30/30/30
R_w 47, R_w + C_{tr} 39



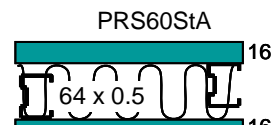
FRL 60/60/60
R_w 47, R_w + C_{tr} 40



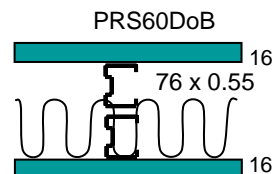
FRL -/-/
R_w 51, R_w + C_{tr} 38



FRL -/30/30
R_w 53, R_w + C_{tr} 43



FRL -/60/60
R_w 55, R_w + C_{tr} 45



FRL -/60/60
R_w 58, R_w + C_{tr} 51

Full design, specification, and compliance information for these and other wall systems is available in the USG Powerscape Compendium. Call 1 800 216 225, or email information@powerscape.com now to request a copy. See also www.powerscape.com.au.