



BUILDING
APPROVALS & ADVICE
ADVICE YOU CAN BUILD ON

COMBUSTIBLE CLADDING

A brief explanation of compliance
and assessment

Presented by Michael Tyrrell

PRESENTATION LIMITS

- Based on the “Safer Buildings for Queensland” presentation by the Queensland Government.



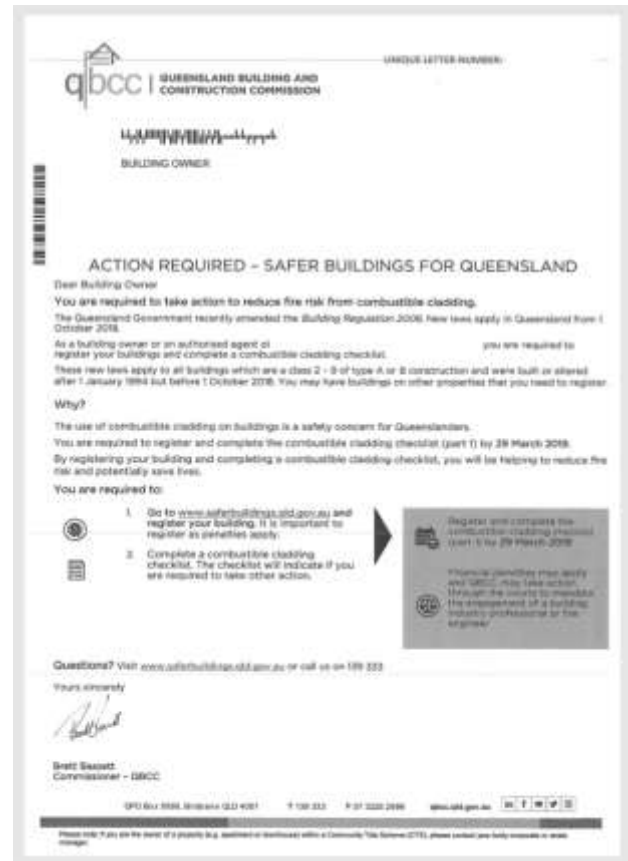
- The purpose of the training is to give a **very brief overview** of the situation. It is not site or form specific training. BAAA will not be liable for any incorrect information in this presentation.
- Need clarification? Have questions? Contact the taskforce at www.saferbuildings.qld.gov.au

SURVEY OF ATTENDEES PRIOR TO TODAY'S SEMINAR

I'm all over it!	
<u>Good knowledge</u>	
<u>Just OK, need tips!</u>	
<u>Terrible, need help!</u>	



40%



COMBUSTIBLE CLADDING



LEARNING OUTCOMES

- General understanding of the background to combustible cladding developments
- Understanding of Queensland's new legislative provisions
- Knowledge of requirements of compliance assessments and Form 34
- Understand where to access more information



Background of combustible cladding developments



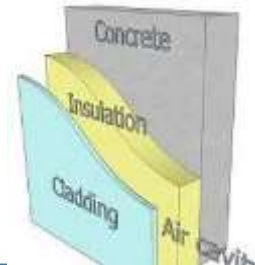
- Lacrosse Tower fire in Melbourne (November 2014)
- Torch Tower in Dubai (December 2015)
- Grenfell Tower in London, death toll 71 (June 2017)
- State Government starts to investigate combustible cladding in Queensland Government buildings (June 2017 – Present)
- State Government sets up taskforce to tackle issue of private buildings
- Building Regulation 2006 introduced Building and Other Legislation (cladding) Amendment Regulation (October 2018)
- Self assessable assessment tool hosted by website “safer buildings”
- Spencer Street Tower fire in Melbourne (Feb 2019)

What is combustible cladding?

- Part 4A s.160 of the Amended Building Regulations defines the NCC definition of combustible with cladding,
 - a) Is made of a material of a kind that is not mentioned in the BCA, clause C1.9 (e) (i), (ii), (iii), (iv) or (v) or
 - b) Is deemed to be combustible under AS1530.1-1994
- If the cladding is capable of ignition and flame spread, it is deemed combustible cladding.

Section 160 removes the BCA clause C1.9 (e) (vi)

bonded laminated concession



What is combustible cladding?

Typical products that have been used in the past:

- MCP - Metal composite panels - zinc, or copper and a core material
- ACP – Aluminium Composite Panels,
- EPS – Expanded polystyrene sandwich panels
- Plywood or high-pressure laminates (HPL)
- Timber / wood products used as cladding
- Polycarbonate sheeting



What is the concern?

- Rapid fire spread via external walls compromises traditional fire compartmentalisation
- Changes the traditional point of detection and use of sprinklers
- Drastically changes the ability to allow for exit and egress and time for building occupants to exit
- Changes how the fire can be brought under control with traditional methods
- Unacceptable risks to property, community and life

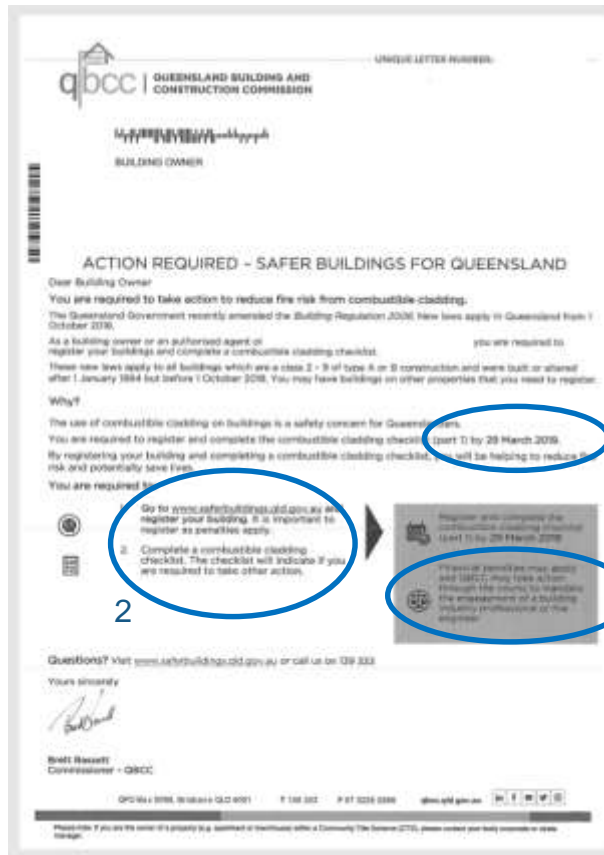


What is being done?

- ✓ In Queensland, the Building Regulations have been modified to allow for private buildings to be reviewed in a timely manner.
- ✓ Owners will be required to assess the buildings through an online tool hosted by safer buildings website.
- ✓ Combustible cladding checklist - broken into three sections to be filled out by: owners, building industry professionals and fire engineers
- ✓ If the building is found to contain combustible cladding, the owners can voluntarily undertake remedial work to achieve an acceptable level of safety



Example of a letter to an owner reminding them about their requirement to register their building with safer buildings website



1. Date action is required by
2. Where to go
3. Penalties for not complying with the state legislation

COMBUSTIBLE CLADDING

Which buildings are affected?

1. Class 2-9 buildings – not houses or sheds
2. Type A and B construction
3. Built after 1st of Jan 1994 and before 1st of Oct 2018, including renovations
4. Privately owned

If the building satisfies all of the above items it will need to be registered and the assessment will be required to be filled out

Government buildings are being reviewed by QFES and the State Government and high risk buildings are being thoroughly examined.



Combustible cladding checklist summary

Ten questions broken into three areas

1. Part 1 – Question 1 to 4 to be **completed by owners**
2. Part 2 – Question 5 and 6 to be **completed by Building Industry Professional**
 - Form 34 statement
3. Part 3 – Questions 7-10 to be **completed by fire engineer**
 - Form 35 (fire engineer statement)
 - Building Fire Safety Risk Assessment (BFSRA)

Part 1 of Combustible Cladding Checklist

Part 1 – Question 1 to 4 to be completed by Owner

Broadly based on the NCC

Question 1: What is the use of the building?

Question 2: How many levels are in your building?

Question 3: What is the floor area of your building?

Question 4: What is the cladding?

A number of options are available for selection



Part 2 Combustible Cladding Checklist (Form 34)

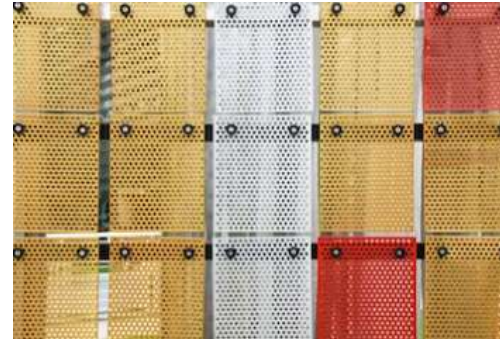
Part 2 – Question 5 and 6 to be completed by Building Industry Professional

Firstly, the Building Professional must confirm that the first questions are correct.

- Question 5: Is the building Type A or B construction?
- Question 6: Does the building have any combustible cladding forming part of or attached or applied to, an external wall or another external part of the building other than the roof?

Type of Construction		
Rise in storeys	Class of building 2, 3, 9	Class of building 5, 6, 7, 8
4 or more	A	A
3	A	B
2	B	C
1	C	C

QBCC



Part 2 Combustible Cladding Checklist (Form 34)

Before being engaged to complete the Form 34, the building industry professional must ensure they are working **within their scope of works**.

They must understand their regulatory obligation placed upon building industry professionals under Part 4A of the regulations when they are engaged by building owners.

building industry professional –

- (1) A building industry professional is –
- (a) a building certifier – level 1; or
 - (b) a person who holds a license of 1 or more of the following classes under the QBCC Act –
 - (i) builder – open;
 - (ii) building design – open;
 - (iii) fire safety professional; or
 - (c) a practising architect under the *Architects Act 2002*; or
 - (d) a practising professional engineer under the *Professional Engineers Act 2002*

registered in 1 or more of the following areas of engineering –

- (i) civil engineering;
- (ii) fire engineering;
- (iii) fire safety;
- (iv) structural engineering.

- (2) Also, for a private building that is no more than 3 storeys and has a total floor area of less than 2,000m², a *building industry professional* includes –
- (a) A building certifier – level 2; and
 - (b) A person who holds a license of 1 or more of the following classes under the QBCC Act –
 - (i) builder – medium rise;
 - (ii) building design – medium rise.

Number of inquires may increase as these dates get closer.

Key Dates

01 Oct 2018

The regulation comes into effect.

29 Mar 2019

Register buildings and complete the combustible cladding checklist (part 1).

29 May 2019

Complete the building industry professional statement and complete the combustible cladding checklist (part 2).

27 Aug 2019

Engage fire engineer and register their details on the combustible cladding checklist (part 3).

03 May 2021

Complete the building fire safety risk assessment, fire engineer statement and the combustible cladding checklist (part 3).



SAFER BUILDINGS AND COMBUSTIBLE CLADDING CHECKLIST TRAINING FOR BUILDING INDUSTRY PROFESSIONALS

COMBUSTIBLE CLADDING



Contact **QBCC** for training in the Form 34 applications, and **fire engineers** if you need more support.



Dept. housing and building works

Check out the taskforce website for more information: saferbuildings.qld.gov.au

COMBUSTIBLE CLADDING



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We appreciate your feedback!

- Any questions regularly posed by clients that we could clarify in our online resources?
- Any tips or preferred timings for future CPD events?



resources -shared via email and available on our website.