# Household Resilience Program

## Garage doors

The Household Resilience Program aims to assist eligible homeowners in coastal parts of Central and Northern Queensland to improve the resilience of their homes against cyclones.

Garage door replacement is a cost-effective option that not only improves resilience but could also provide additional benefits when installed in line with the program requirements.

Replacing non-compliant garage doors will improve the cyclone resilience against severe cyclonic wind pressures. Before the current standards, many garage doors were not reinforced and could not withstand the wind pressures of a severe weather event. The Australian Standard AS/NZS4505 Wind rated garage doors test simulates the effects of significant wind loads during a severe weather event.

Research has shown that protecting the outer skin of a home from external wind pressures will significantly improve the chances of retaining a roof during a severe weather event.

# What is eligible?

To be eligible for garage door replacement, the following requirements must be met:

- A garage door must replace an existing garage door.
- Installing an additional garage door is classed as an improvement and is not eligible.
- The product must comply with AS/NZS4505 Wind rated garage doors and require evidence of compliance.
- Any product must be installed in line with the manufacturers installation requirements to meet AS/NZS4505 Wind rated garage doors including an evaluation of the building structure to certify that the loads from the new door can be transmitted through the structure to the ground.

# Contractor quotes

When sourcing a quote from a licensed contractor, it must contain:

- the contractor's Queensland Building and Construction Commission (QBCC) licence number.
- a reference that certification for the quoted works will be provided on completion.
- provide evidence that the design will comply with the relevant Australian Standards.
- a full breakdown of the quote, and if additional items and/or multiple improvement options are included such as:
    - a scope of works
    - engineering
    - certification
    - QBCC Home Warranty Insurance covering the full value of the quote or more (where applicable).
- any other additional information that would assist the quote assessment, such as areas not included or out of scope.

If these requirements are not provided, the quote review process will be delayed and will require clarification from the contractor.

# Approvals

If your application is approved, you will be notified by email. You will then need to enter a QBCC approved building contract with your chosen licensed contractor for the quoted works.

While works are underway, you and the contractor are responsible for the coordination of all the works including site safety, protection of property and temporary accommodation, as required.

Grant funds will only be paid as a lump sum on acceptable completion of the works and cannot be paid as progress payments. Funds will be paid directly to the contractor.

# Completion of the improvement works

On completion of the works and before any payments are made by the program, the following documentation must be provided by the contractor to the homeowner for the relevant aspect of the resilience work being undertaken:

- **Accepted development** (no building certifier requirement)
  - **Form 73** – Product Technical Statement – May be used to demonstrate that a material, product, or form of construction fulfils the specific requirements of the Building Code of Australia.
  - **Form 30** – QBCC licensee aspect certificate for accepted development (self-assessable) – may be used to state that aspect work, that is prescribed accepted development (self-assessable) complies with the relevant provisions including any standards or codes applicable to the work.

or

- **Building development approval** (building certifier requirement)
  - **Form 15** for design compliance or statement of compliance provided by engineer or supplier of proprietary products (e.g., cyclone shutters)
  - **Form 12** – Aspect inspection certificate (appointed competent person) – for aspect work to an attached class 1 or class 2-9 buildings.
  - **Form 43** – Aspect certificate (QBCC licensee) - for aspect work to a single detached class 1a building and class 10 buildings and structures.
  - **Form 11** – Certificate/interim Certificate of Occupancy – for an attached class 1 or class 2-9 building
  - **Form 21** – final inspection certificate - for single detached class 1a and class 10 buildings or structures certifying the work is compliant with the building development approval.

- **Copy of the contractor's invoice**:
  - addressed to the homeowner (full name)
  - referencing the Household Resilience Program application number
  - itemising and quantifying the works completed.

- **QBCC Home Warranty Insurance** details taken out by the contractor covering the full value of the quote or more (where applicable), prior to the work starting.

We recommend you contact your QBCC Licensee, local government or private certifier to confirm any requirements and the relevant building approval process that considers your specific circumstances, building criteria and location.

You are then required to submit these documents to the Household Resilience Program team, via the grants portal.

# Payment of grant funds

When the documentation has been provided, an assessor will inspect the completed works to assess if the grant funds can be released. The Household Resilience Program team will arrange for the grant funding to be paid directly to the contractor. This is expected to take to 10 business days after receipt of the documentation and the onsite inspection is completed.

You will be required to pay the balance of your co-contribution, plus any additional costs for works that are not covered by the grant, to the contractor once you are satisfied that the works have been completed in full.

# Additional benefits

After replacing existing garage doors with more resilient garage doors, program participants have found additional benefits including:

- improvement in cyclone resilience
- increase in home security
- improved street appeal
- support to local businesses and the building industry
- value for money
- potential reduction in insurance premiums.

It is recommended that you contact your home insurer to find out if you are eligible for a reduction in your home insurance premium after undertaking these building improvements to increase the cyclone resilience of your home.

For more information relating to insurance premiums, speak to your preferred home insurer.

# More information

**Phone:** 07 3007 4485 (Option 1)
**Email:** strongerhomes@epw.qld.gov.au
**Website:** www.qld.gov.au/StrongerHomes