Household Resilience Program

Over-batten system

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.

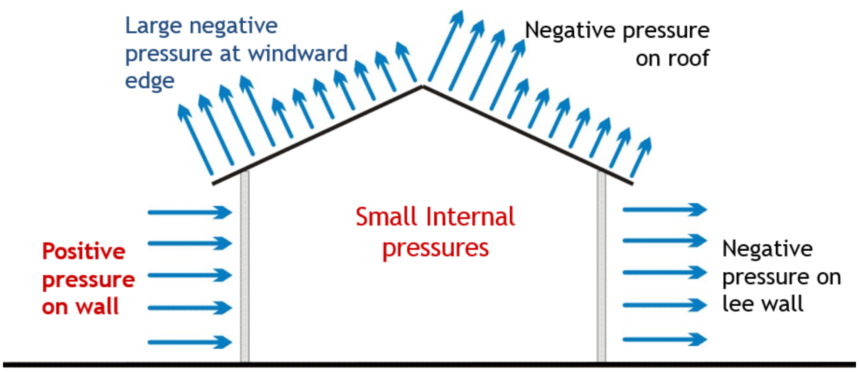
Houses built before 1984 in Queensland may not be built to cyclone building standards and therefore can be more susceptible to damage during a cyclone or extreme weather event.

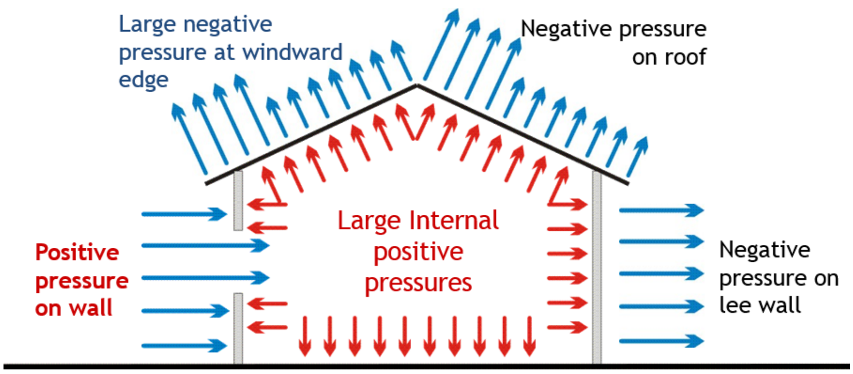
Activities like upgrading (retrofitting) the existing roof structure, protecting the windows, strengthening the doors, and ensuring the house is well maintained, are all ways to improve the strength of our homes.

Wind loads

The severe winds from tropical cyclones exert huge forces on houses with wind pushing on the windward wall and applying high suction pressures on the roof, sometimes lifting the house off the ground.

In addition to these severe loads on the outside of the house, if a sudden opening occurs, for example, a broken window or failed door, the windward wall pressure can suddenly enter the house and potentially double the load on the roof structure. Evidence suggests that this is a key failure in older homes.





Source: James Cook University – Cyclone Testing Station

Australian Government
National Emergency Management Agency

Queensland Government

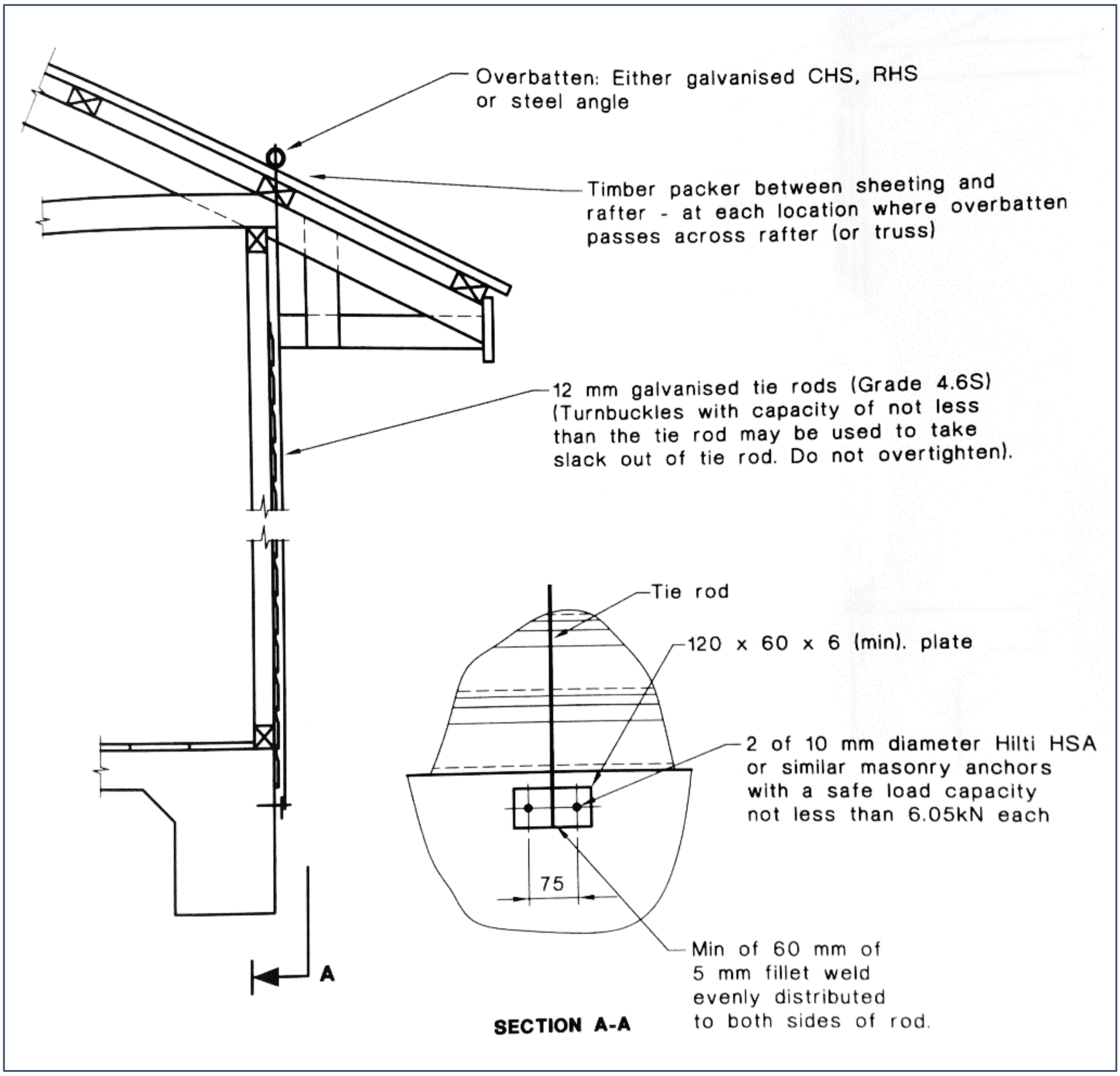
To resist these wildly fluctuating loads, our homes need strong and well-connected load paths from roof to ground. To achieve this, uplift is prevented by tying the house down to its foundations or concrete floor by a strong and well-connected path that the load can travel along.

Upgrading a pre early-1980s house

Homes built before the current building code came into effect were generally nailed together. The new building code has upgraded these tie-down for weak points of the structure by a combination of steel strapping, mechanical fixings, and steel tie-down systems.

The preferred method in upgrading a home would be the full roof replacement and upgrade to the roof structure tie down. If this is not within the homeowner's capacity, retrofitting using the external over-batten system could be a short-term option.

Below is an image of the details for the external over-batten system in line with HB132.2:1999 Structural upgrading of older houses, Part 2: Cyclone Areas.



What is eligible?

To be eligible, the works must meet the following requirements:

- The over-batten system must be certified by a Queensland Building and Construction Commission (QBCC) licenced building surveyor, and a Form 21 provided on completion of the work, that it complies with HB132.2:1999 Structural upgrading of older houses, Part 2: Cyclone Areas.
- Ridge must be reinforced in addition to the external over-batten system.
- Evidence of QBCC Home Warranty Insurance covering the full value of the quote or more (where applicable), provided on completion.

*House restumping is not included in this program.

Contractor quotes

When sourcing a quote from a licenced 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 licenced 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:

- **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), before 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 5 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 making tie-down upgrades, program participants have found additional benefits including:

- improvement in cyclone resilience
- 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