

Strata Resilience Program

Garage doors

The Strata Resilience Program (the Program) aims to assist eligible bodies corporate in coastal parts of Central and North Queensland to improve the resilience of their properties against cyclones.

Activities like retrofitting the existing roof structure, replacing old style louvres, protecting the windows, strengthening the doors, and ensuring the building is well maintained by the body corporate, are all ways to improve the strength of our properties.

Since 2012, all garage doors installed in areas affected by cyclones must comply with the garage door Australian Standard AS/NZS4505:2012 so they can withstand the wind pressures generated by cyclones. Garage doors installed before 2012 may not have sufficient strength to resist cyclonic winds.

The Australian Standard AS/NZS4505:2012 Wind rated garage doors test simulates the effects of significant wind loads during a severe weather event.

Research has shown that protecting a building's outer skin from external wind pressures significantly improves its chances of avoiding significant damage during a severe weather event.

What is eligible for funding?

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

- The garage door must replace an existing garage door.
- Installing an additional garage door is an improvement and is not eligible.
- The product must comply with AS/NZS4505:2012 Garage doors and other large access doors, and evidence of compliance is required.
- The garage door must be installed according to the manufacturer's requirements to meet AS/NZS4505:2012.

Wind loads

Enclosed garages

It is important to keep wind pressure out of enclosed garages. If a garage door fails and the pressure inside the building increases, the loads on the roof structure and other cladding elements increase and, in some cases, the roof structure and cladding could be blown off. Property owners should install rated garage doors that comply with AS/NZS4505:2012 and reinforce the frame to support the new door. The reinforced garage door frame should be connected into the main building structure to minimise the risk of failure.

Open garages

If the garage/basement is open and wind can pass through freely, permeable garage doors (e.g., gates or non-solid doors) can be installed so wind can pass through. If the permeability is low, (e.g., doors with horizontal slots), these garage doors should still be reinforced by upgrading the garage door frame to withstand these pressures. Permeable garage doors will also allow water from storm tides or floods to pass through.

What is not eligible for funding?

- Installing an additional garage door is classed as an improvement
- Works completed prior to grant approval
- Maintenance works.

Contractor quotes

Quotes should be provided by one (1) contractor covering all the works to be included under the Program. Separate quotes will not be considered.

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

- the contractor's QBCC licence number.
- provide evidence that the design will comply with the relevant Australian Standards.
- certification for the works in the quote will be provided on completion.
- the number and size of garage doors that will be replaced
- a full breakdown of the quote, and if additional items and/or multiple improvement options are included:
 - a scope of works
 - engineering details
 - certification
 - QBCC Home Warranty Insurance covering the full value of the quote or more (where applicable)
- the specifications of the garage door frame itself, (where relevant if the frame is required to be upgraded as part of this work)
- a full breakdown of agreed progress payments (where relevant), listing the items and set value covered per progress payment
- any additional information to 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 the application is approved, the body corporate will be notified by email. The body corporate will then need to enter a QBCC approved building contract with the chosen licenced contractor for the quoted works.

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

To assist the bodies corporate in managing agreed payment terms, grant funds may be paid in up to three (3) progress payments in line with the building contract. The Program's progress payments will be the final payments following the bodies corporate contributions being paid in full. Grant payments may also be a lump sum on acceptable completion of the works.

Program funds will be paid directly to the contractor.

Completion of resilience 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 Body Corporate (full name)
 - referencing the Strata Resilience Program application number
 - including list of progress payments and the status of these payments
 - 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. For further information on whether your Strata property is insurable, please refer to the QBCC website [What work requires insurance | Queensland Building and Construction Commission \(qbcc.qld.gov.au\)](https://www.qbcc.qld.gov.au/what-work-requires-insurance)

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.

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

Payment

The body corporate will be required to pay the balance of the co-contribution, plus any additional costs for works that are not covered by the grant, to the contractor, prior to grant funds being

released. Progress payments will be made in line with the building contract following the body corporate's contribution being paid in full. Contractors will need to provide photographic evidence and a declaration of the works completed in the progress payment. If the photos don't clearly identify the completed works, an onsite inspection may be required prior to payment of progress payments.

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

On successful inspection, the grant funds will be approved and processed directly into the contractor's account.

Additional benefits

After replacing the garage doors with more resilient doors, property owners have found additional benefits including:

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

It is recommended that you contact your insurer to find out if you are eligible for benefits on your insurance premium after undertaking these building improvements to increase the cyclone resilience of your property. Although not mandatory a cyclone preparedness plan may be required for individual insurers. Bodies corporate are encouraged to discuss the requirements with their insurer to support potential benefits on their insurance premiums.

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

More information

Phone: 07 3007 4485 (Option 3)

Email: strataresilience@epw.qld.gov.au

Website: www.qld.gov.au/strataresilienceprogram