

Strata Resilience Program

External solid core 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 louvers, 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.

Currently there are many products on the market which do not meet the wind load requirements for external doors.

Wind loads

The severe winds from tropical cyclones exert huge forces on building structures with wind pushing on the windward wall and applying high suction pressures on the roof (trying to lift the structure out of the ground), as detailed in Image 1 and 2 below.

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

Image 1

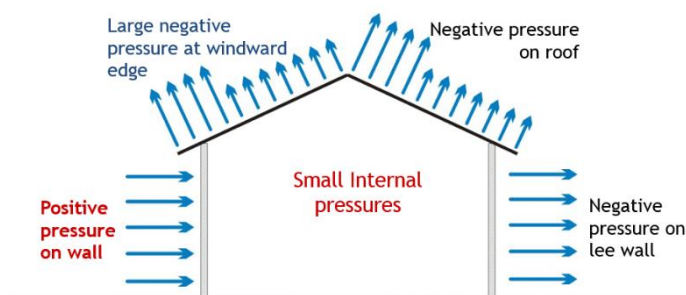
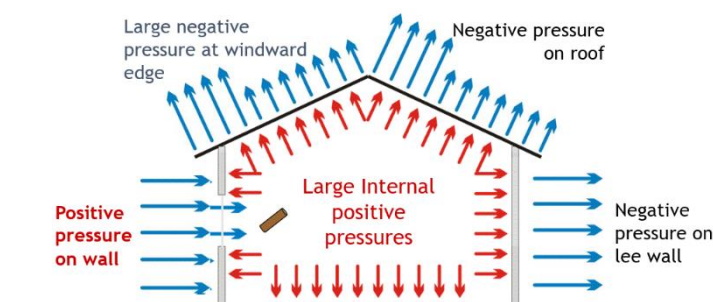


Image 2



Source: James Cook University – Cyclone Testing Station

What is eligible for funding?

To be eligible for funding, the new external door/s must meet the following requirements:

- The new external door must be rated for external use and comply with AS4055 Wind Loads for Housing
- A good quality lock set and hardware must be installed
- The installer must provide self-certification, which complies with the relevant standard AS/NZS1170.2 or AS4055 Wind Loads for Housing
- If the replacement door contains glass, an approved AS/NZS1170.2 compliant debris impact screen must be installed on the exterior to protect the glass
- Works must be completed on existing buildings to meet the Program objectives of increasing cyclone resilience.

Works completed prior to grant approval are not eligible for funding.

What is not eligible for funding?

- Enclosing outdoor areas or reconfiguring doors
- 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. If your body corporate is completing multiple resilience strategies, they need to be included on one (1) quote.

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

- the contractor's QBCC licence number.
- evidence that the design will comply with the relevant Australian Standards
- certification for the works in the quote will be provided on completion.
- 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 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 coordination of the works including site safety, protection of property and temporary accommodation, as required.

To assist the body 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 programs 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)

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 bodies 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 to assess if the grant funds can be released. 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 external doors with more resilient doors, property owners have found additional benefits including:

- improvement in cyclone resilience
- increase in security
- additional privacy
- improved street appeal
- support of 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