

MANAGING YOUR BUILDING CLADDING UNDER THE NEW QUEENSLAND LEGISLATION

When it comes to managing your building's cladding – exactly what are you responsible for?

Under the new *Building and Other Legislation (cladding) Amendment 2018* (an amendment to *Building Regulation 2006*), the owners of certain types of private buildings in Queensland are now responsible for the combustibility assessment of their building façade.

The affected buildings are private buildings that meet the following criteria:

- Development approval granted after 1 January 1994 and before 1 October 2018, and
- Class 2 to 9 building classifications, as defined in the Building Code of Australia, and
- Type A or B construction, as defined in the Building Code of Australia.

What do you need to do by when?

To undertake your review, you will need to complete the online building cladding checklist at the Safer Buildings website published by the Queensland Building and Construction Commission (QBCC).

There are three parts to the online checklist, and each contains a series of questions relating to the building being assessed.



Building owners are required to complete **PART 1** which relates to the general building specifics by **29 MARCH 2019**. The system will determine, based on the responses to the questions, if a building potentially meets the above listed criteria for cladding assessment.



If it's determined that the building shall proceed to **PART 2** of the process, the building owner must engage a **Building Industry Professional (BIP)** to help complete this part by **31 JULY 2019**.

During Part 1 or Part 2 of the process, if it's deemed by the online system that the building does not need to progress further, the building will be exited from the process. The building owner will be required to submit a signed declaration online to complete the process.



If a building is required to proceed to **PART 3** for a fire engineering assessment, the building owner must engage a **qualified fire engineer** and provide QBCC the engineer's details by **31 OCTOBER 2019**. A Building Fire Safety Risk Assessment report must be completed by the fire engineer by **3 MAY 2021**.

Need some help?

The DMA fire engineering team can help with Parts 2 and 3 of the process.

We can carry out inspections of buildings and, where required, organise sample collection of the cladding materials and send them for laboratory testing. We will prepare the required Building Fire Safety Risk Assessment report, detailing the cladding information and fire test outcomes, and the risk assessment carried out.

Our team will provide solutions that minimise building works or disruption to the building operation. As part of the process, we will liaise with the approving authority as well as the fire brigade (QFES) to reach a mutual agreement on the assessment approach and any proposed remedial building works.

Resources

Further information on the Queensland combustibility cladding review process is available at:

The Safer Buildings website: www.saferbuildings.qld.gov.au

Queensland Government Department of Housing and Public Works – Non-Conforming Building Products Audit Taskforce Status Report: www.hpw.qld.gov.au/construction/BuildingPlumbing/Building/Pages/NonConformingBuildingProducts.aspx

Safer Buildings for Queensland Summary: www.hpw.qld.gov.au/SiteCollectionDocuments/SaferBuildingsForQueensland.pdf

Queensland Government Guidelines for assessing buildings with combustibility cladding: www.hpw.qld.gov.au/SiteCollectionDocuments/GuidelineAccessCombustibleBuildings.pdf