

Safer Buildings for Queensland

All Queenslanders have the right to feel safe and secure in the environments where they live, work and play.

The Non-Conforming Building Products Audit Taskforce has been working since June 2017 to evaluate the extent of potentially combustible cladding on government and privately owned buildings in Queensland. To deal with buildings of concern, the Taskforce has developed a risk-based management approach.

Key recommendations of the Taskforce Status Report include taking a strong regulatory role to ensure private building owners take necessary remediation actions to address the use of combustible cladding in existing buildings.

To assist the owners of Queensland's private buildings, a Safer Buildings secure website has been developed.



Safer Buildings website

The Safer Buildings website has been established to help identify buildings in Queensland that may have potentially combustible cladding.

The Safer Buildings website has been developed to provide owners of identified private buildings, bodies corporate, building industry professionals and fire engineers with guidance on how to meet their respective obligations. You can visit the Safer Buildings website at www.saferbuildings.qld.gov.au



Non-Conforming Building Products

Non-Conforming Building Products (NCBPs) have the potential to cause serious health and safety issues for Queenslanders. NCBPs are building products and materials that are not safe, not of acceptable quality, do not meet Australian standards, or are not fit for their intended purpose.



Buildings that are "in-scope"

Some buildings that are higher than two storeys, and built or refurbished since 1994, are the most likely to contain potentially combustible external cladding. Buildings that match a certain usage type, height and size, are classified as being "in-scope".

These in-scope buildings are the key focus of the Safer Buildings Combustible Cladding Checklist that must be completed by building owners. If you're a unit owner in one of these buildings, it's your body corporate's responsibility to co-ordinate what needs to be done, and to complete the checklist for the whole building.

Note: Detached houses are outside the scope



Regulatory requirements

A new regulation requires the owners of in-scope buildings to take steps to ensure their buildings are safe.

Taking effect from 1 October 2018, a new regulation requires owners of in-scope buildings to register through the Safer Buildings website and complete the Combustible Cladding Checklist. There are specified timeframes within which to undertake this process.

Failure to meet regulatory timeframes may result in penalties being imposed.

The regulation will be enforced by the Queensland Building and Construction Commission (QBCC).

There will be provisions for justified extensions to the timeframes, subject to approval by the QBCC.

You can read more about the regulation at www.legislation.qld.gov.au/view/html/asmade/sl-2018-0110



How the Combustible Cladding Checklist works

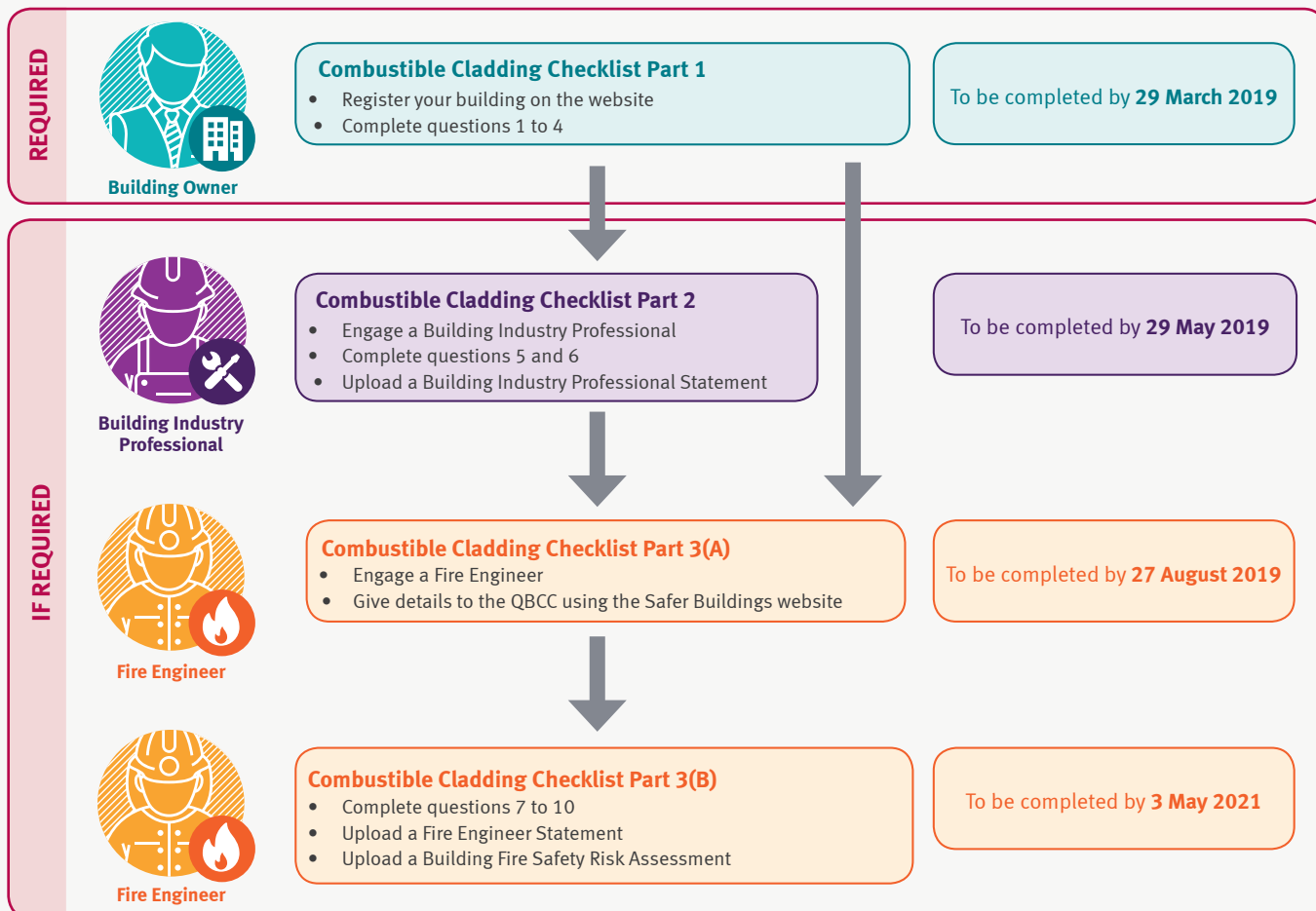
The **first requirement** is for in-scope building owners to register their properties on the Safer Buildings website: www.saferbuildings.qld.gov.au. They will be given secure access to the website.

The **second requirement** is to work through the step-by-step parts of the checklist.

COMBUSTIBLE CLADDING CHECKLIST

www.saferbuildings.qld.gov.au

REGULATION COMMENCES 1 October 2018



The Combustible Cladding Checklist has 3 parts. Building owners may not have to complete all 3 parts. Where no combustible external cladding has been used, building owners can exit after part 1. The Safer Buildings website will indicate whether you need to complete parts 2 and 3 of the checklist.

In some cases, owners will find they don't have to complete every part of the checklist because their buildings may not contain any combustible cladding. Other owners will need to seek clarification on the type of external cladding which has been used. In some cases, it might be necessary to engage an industry professional, such as a suitably qualified fire engineer, who is best equipped to provide the necessary advice.

For more information, contact the QBCC call centre on 139 333.

The regulation that comes into force on 1 October 2018 stipulates the timeframes for registering and completing the Combustible Cladding Checklist.

Summary

Based on preliminary assessments, it's estimated that as many as 12,000 privately owned buildings will need initial assessment, and it's expected that only some may contain potentially combustible cladding, requiring some form of remedial work.

The Safer Buildings website and supporting regulation have been introduced to give Queenslanders peace of mind, so that they can feel safe and secure where they live and work.



12,000
privately-owned buildings
estimated to require review