

Household Resilience Program

Roof replacement

The Household Resilience Program aims to assist eligible home owners in parts of central and northern Queensland to improve the resilience of their homes against cyclones.

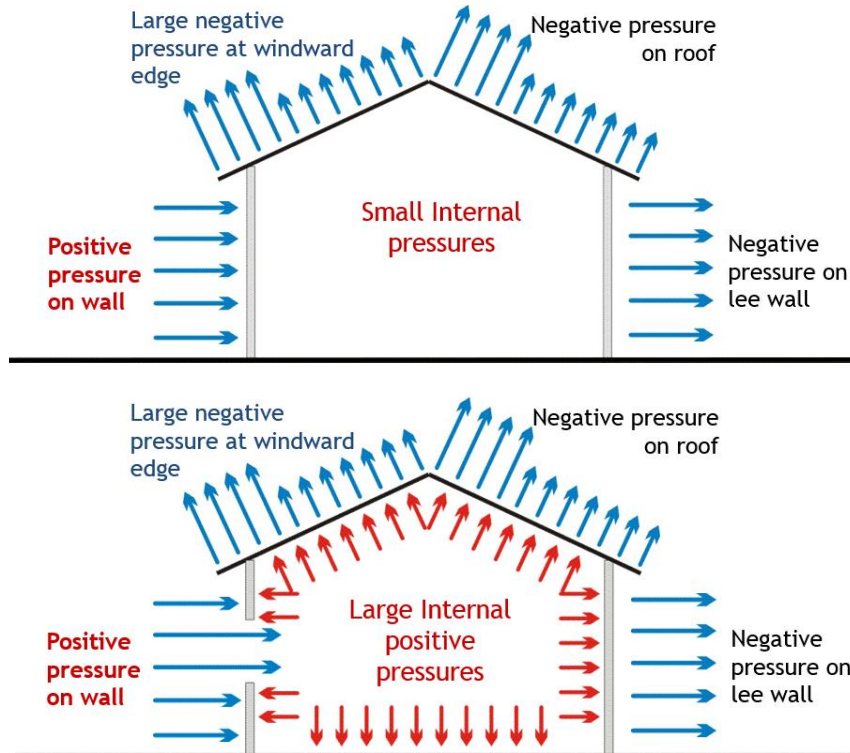
Houses built before the early-1980s in Queensland may not be built to cyclone building standards and therefore may not have appropriate connections to resist cyclonic winds.

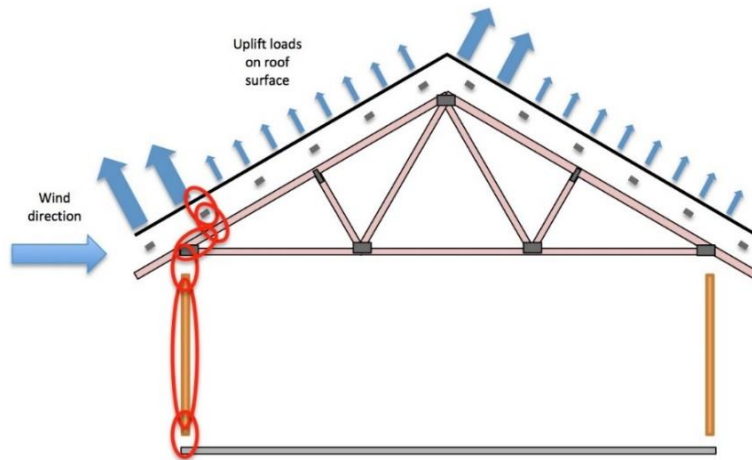
Activities like upgrading (retrofitting) the roof structure, protecting the windows and strengthening the doors, and ensuring the house is well maintained are all ways to improve the strength of our homes.

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 (trying to lift the house out of 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.

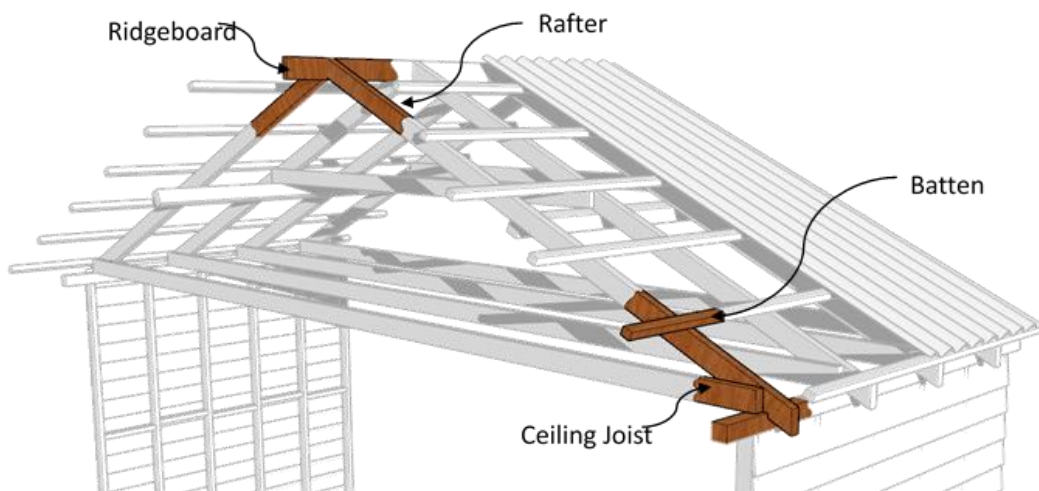




Source: James Cook University – Cyclone Testing Station

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-downs for weak points of the structure by a combination of steel strapping, mechanical fixings and steel tie-down systems.



Picture: Minimal upgrade requirements to a pre-1980s roof structure.

For more information on how retrofitting the roof of an older house can strengthen the overall structure, view the James Cook University video at www.jcu.edu.au/cyclone-testing-station/videos-And-resources/for-the-home-owner-And-occupier.

Work eligibility

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

- Roof tie-down must be certified by a Queensland Building and Construction Commission (QBCC) licensed building surveyor and a Form 21 provided on completion of the work.
- Evidence of QBCC Home Warranty Insurance must be provided on completion.
- Partial roof replacements including tie-down will not be eligible.
- Roof replacement without tie-down upgrade will not be eligible.

House restumping is not included in this program.

Contractor quotes

When sourcing a quote it must contain:

- the contractor's Queensland Building and Construction Commission (QBCC) licence number
- a reference that:
 - the products comply with the Australian Standards
 - certification for the works by a QBCC licensed building surveyor will be included
- a full breakdown of additional items and/or multiple improvement options such as:
 - labour
 - materials
 - guttering, roof ventilators, flashings and insulation
 - removal and reinstatement of solar and/or hot water panels
 - certification
 - QBCC Home Warranty Insurance
 - any additional information that would assist the quote assessment.

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

Approvals

Upon the approval of your application, you will be notified by email. You will then need to enter into a contract for the quoted works in line with the approved quote. Contractors cannot be changed once the grant has been approved.

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

Grant funds cannot be paid as progress payments and will only be paid as a lump sum on acceptable completion of the works.

Completion of the improvement works

On completion of the roof replacement, including tie-down upgrade, you will need to provide the following documentation to the Household Resilience Program grants team:

- Form 21 from a QBCC licensed building surveyor stating the works have been engineered and constructed to meet the Building Code of Australia (BCA).

- A copy of the:
 - QBCC Home Warranty Insurance taken out by the contractor prior to the work commencing
 - invoice, addressed to the home owner, referencing the Household Resilience Program application number.

Payment of grant

Once the completion evidence is provided, a government assessor will inspect the works to assess if the grant funds can be released. This is expected to take place within 5-10 business days of the program team receiving this evidence.

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

Additional benefits

Undertaking a roof replacement, including tie-down upgrades, program participants have found the following additional benefits:

- Improvement in cyclone resilience
- Elimination of roof leaks
- Increased street appeal
- Support to local businesses and the building industry
- Value for money
- Reduction in insurance premiums.

After the improvement works have been completed, you may, at your insurer's discretion, qualify for a reduction on your home insurance premium.

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

More information

Phone: 13 QGOV (13 7468)

Email: strongerhomes@hpw.qld.gov.au

Website: www.qld.gov.au/strongerhomes