



## Is your building's cladding safe?

Putting our experience to work for the protection of your property and occupants

# Does your building contain combustible cladding?



- Combustible cladding is comprised of materials that are capable of readily burning (such as aluminium composite panels, expanded polystyrene, and timber or wood composites). This includes surface panels, organic insulation materials, sarking and fixing systems.
- Maintaining the safety of Queensland buildings involves many factors, including the use of conforming building products and efficiency of existing fire safety installations and systems.
- This is a nation-wide issue that not only affects everyone in the building and construction industry, but all community members who live, work, study and play in the built environment around us.

## What is the Building Regulation amendment?

As part of the recent Queensland Government Building and Other Legislation (Cladding) Amendment Regulation 2018, owners of certain private buildings (or their authorised representative) will be required to register and complete an online combustible cladding checklist process.

Included buildings are private buildings constructed or modified after 1 January 1994, of a Class 2-9 and of Type A or B construction.

## What is your responsibility as a building owner?

Building owners are responsible for ensuring the overall ongoing safety for building occupants and users. If you suspect or are concerned that your building may have potentially combustible cladding, you need to act quickly to ensure your building is compliant.

Engaging an industry professional such as Safer Buildings Group will help you assess if the cladding on your building is combustible. We provide you with an understanding for the identified fire risks and we will outline recommendations so you can make informed decisions about which steps to undertake.

## Who can you speak to about a building assessment?

The regulation requires building owners to engage a building industry professional (cladding checklist part 2) and a fire engineer (cladding checklist part 3).

If you are a building owner, we recommend that you contact an industry professional like Safer Buildings Group to help you assess whether your building has potentially combustible cladding (or not).

Safer Buildings Group are qualified and competent to offer advice on the building construction type and if the building contains combustible cladding materials in the external wall facade. We will undertake sampling and testing of cladding materials and recommend on whether the combustible cladding presents a fire risk to people, or to the spread of fire on the building. We will recommend necessary mitigation measures and/or rectification works as required.

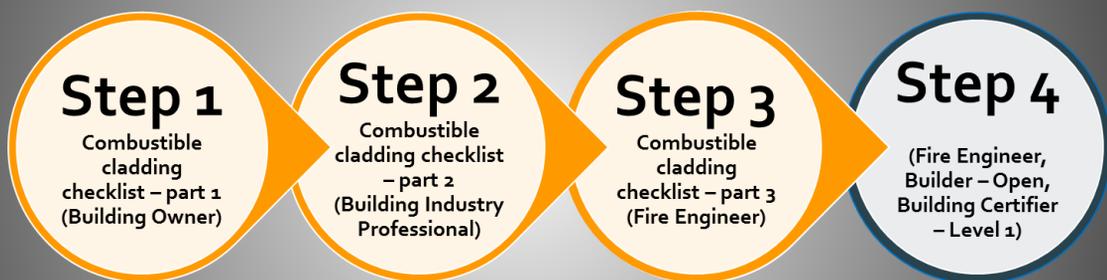


## Privately-owned building checks



Buildings with external wall cladding are not necessarily dangerous. There are many factors that need to be taken into account, including building use, if an approved performance-based solution was used, composition of the cladding core and insulation materials, extent of cladding material coverage, and the existing fire safety systems for the building.

The legislated assessment process requires private building owners to follow a defined 3-step process to assess if their building contains potentially combustible cladding material in the external wall assembly. Affected building owners are then encouraged to undertake actions (step 4) that may be required to address any fire safety risks identified from the building fire safety risk assessment.



## Assessment Process Requirements

**Step 1** – generally completed by the building owner although Safer Buildings Group can assist where required.

**Step 2** – Safer Buildings Group can confirm the building classification under the *Building Code of Australia*, review all design and construction documentation, plus inspect the building to determine whether potentially combustible cladding has been used on the external wall assembly.

**Step 3** – Safer Buildings Group can confirm if the building contains combustible cladding and complete a building fire safety risk assessment report suitable for QBCC requirements.

**Step 4** – Safer Buildings Group can implement risk mitigation measures, complete further fire engineering assessment and oversee required building remediation works as required.