



NEWSLETTER Autumn 2019

FOR THE INDUSTRY



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AS 3959:2018

Construction of buildings in bushfire-prone areas

Standards Australia

Preview



Current

AS 3959:2018, Construction of buildings in bushfire-prone areas was published 14 Nov 2018 and includes key wording in each of the following clauses BAL 12.5-5.5.6; BAL 19-6.5.6; BAL 29-7.5.6; BAL 40-8.5.6; BAL FZ-9.5.6

b) All vehicle access doors shall be protected with suitable weather strips, draught excluders, draught seals or brushes. Door assemblies fitted with guide tracks do not need edge gap protection.

C.5.6(b) These guide tracks do not provide a direct passage for embers into the building.*

The effect of these provisions relating to roller doors is the protection for top and bottom edges of doors is required (as without seals at these edges direct passage of embers is possible) and at door edges with guide tracks seals are not required by this Standard. In the event that tracks are fitted over masonry where gaps could occur at mortar jointing of the masonry components, those gaps would require protection.

There are circumstances where local council (or equivalent bodies) or building contract specifications have been known to impose additional provisions to those contained in Standards and these might need to be checked in relation to a specific site DA.

In addition the restriction in the 'old' standard that the top seal of a roller door shall be nylon, has been removed allowing a wider range of suitable sealing materials to be utilised.

La Crosse Fire - Wall Cladding Compliance Washup

The decision ran for 227 pages and 91 volumes of tribunal book understood to be the verbatim record of the case.

The outcome is that the builder is on the hook for close to \$5.75m for rectification.

That is to be paid for by:

- 1 33% contribution from the building surveyor (Victorian-



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speak for PCAs)

2 25% contribution from the architect

3 39% from the fire engineer

That means that 97% of the costs are borne by the consultants who basically failed to ensure continuing compliance with the BCA as the façade material changed during the process.

Each of the consultants were found to have *"failed to exercise due care and skill"*.

The builder was found not to have failed to *"exercise reasonable care in construction of Lacrosse Tower by installing ACPs on east and west facades"*

Lots of conversation about contract/agreement clauses nailing the consultants, leaving no wriggle room. Finger pointing by everyone in every direction to no avail.

Yes that leave 3% which was apportioned to the occupant who didn't properly extinguish the cigarette he enjoyed on his balcony before going back inside. 10 seconds of inattention cost him about \$172,500.

This outcome relating to wall cladding compliance could well have ongoing implications relating to all building products and their insurance.

So installation of compliant products in the garage door industry continues to a recommendation from AGDA.

Clause 5.3.2.2 states "Openings in buildings for all cases, except ultimate limit states for parts of buildings below 25 m in regions C and D.

The full area of doors, including large access doors (e.g. roller doors), and

windows that are normally closed shall be considered to be openings, unless they are demonstrated to be capable of resisting the applied wind pressures."

ShedSafe understands that for engineers to design shed structures it will need data from organisations manufacturing doors, for sites in all regions A, B, C & D as defined in the "Wind Code".

The garage door Standard AS/NZS 4505:2012 (reconfirmed 2017) is mandated in the NCC only for regions C & D for cyclonic performance of doors.

This does not preclude consideration of local site conditions in regions A & B as wind pressures at some sites in these regions can be very high requiring enhanced design consideration for the purposes of specification of the building and associated products.

The clause 5.3.2.2 in the 1170 Code clearly reinforces this at the design stage.

ShedSafe and other organisations representing a wider range of building designers will be looking for door manufacturers, dealers and installers to provide information about doors to demonstrate they are capable of resisting the applied wind pressures for building design purposes for specific sites.

The NCC can be referenced at www.abcb.gov.au. The NCC 2019 document has been available for public preview from February 2019 and can be accessed by NCC Registration on the site.

AGDA recommends that you contact your door suppliers for their up to date wind ratings to assist with specifying the correct door for any particular application.



IMPORTANT NCC UPDATES

The 2019 National Construction Code updates come into effect on 1st May 2019.

Neil Creek of ShedSafe (part of Australian Steel Institute) has advised

AGDA that the updates include Amendment 4 of AS/NZS1170 Part 2, and referred to as the "Wind Code", may have impacts on the garage door industry.

We welcome the following new members to AGDA

Brisbane Automatic Garage Door Openers ORMISTON QLD

Hace Industries Pty Ltd DANDENONG SOUTH VIC

Eco Garage Doors Pty Ltd DANDENONG SOUTH VIC

Garage Door Maintenance WOODRIDGE WA

Garage Door Sales & Repairs CASTLE HILL NSW

Genuine Garage Door Solutions SUMNER QLD