

Household Resilience Program

Over-batten system

The Household Resilience Program aims to assist eligible homeowners in coastal parts of Central and Northern Queensland to improve the resilience of their homes against cyclones.

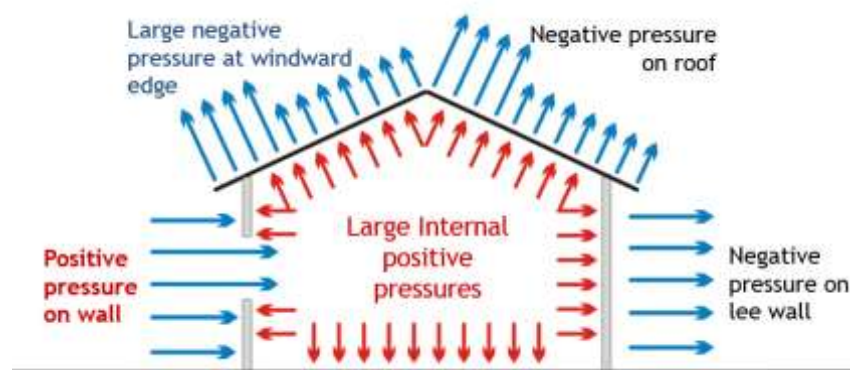
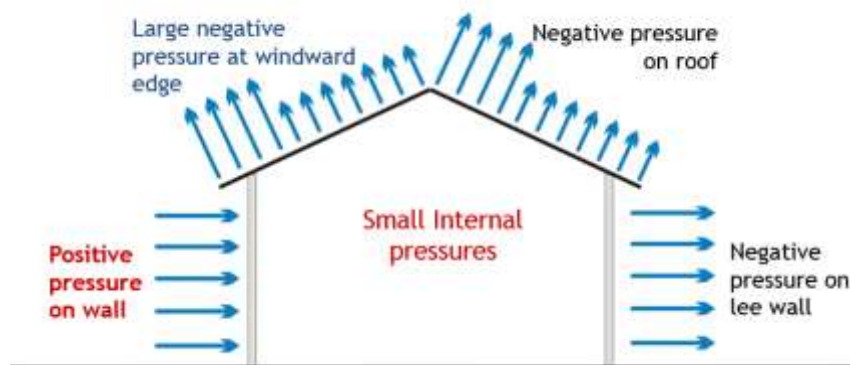
Houses built prior to 1984 in Queensland may not be built to cyclone building standards and therefore can be more susceptible to damage during a cyclone or extreme weather event.

Activities like upgrading (retrofitting) the existing roof structure, protecting the windows, 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, sometimes lifting the house off 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



Australian Government
National Emergency Management Agency



Queensland
Government

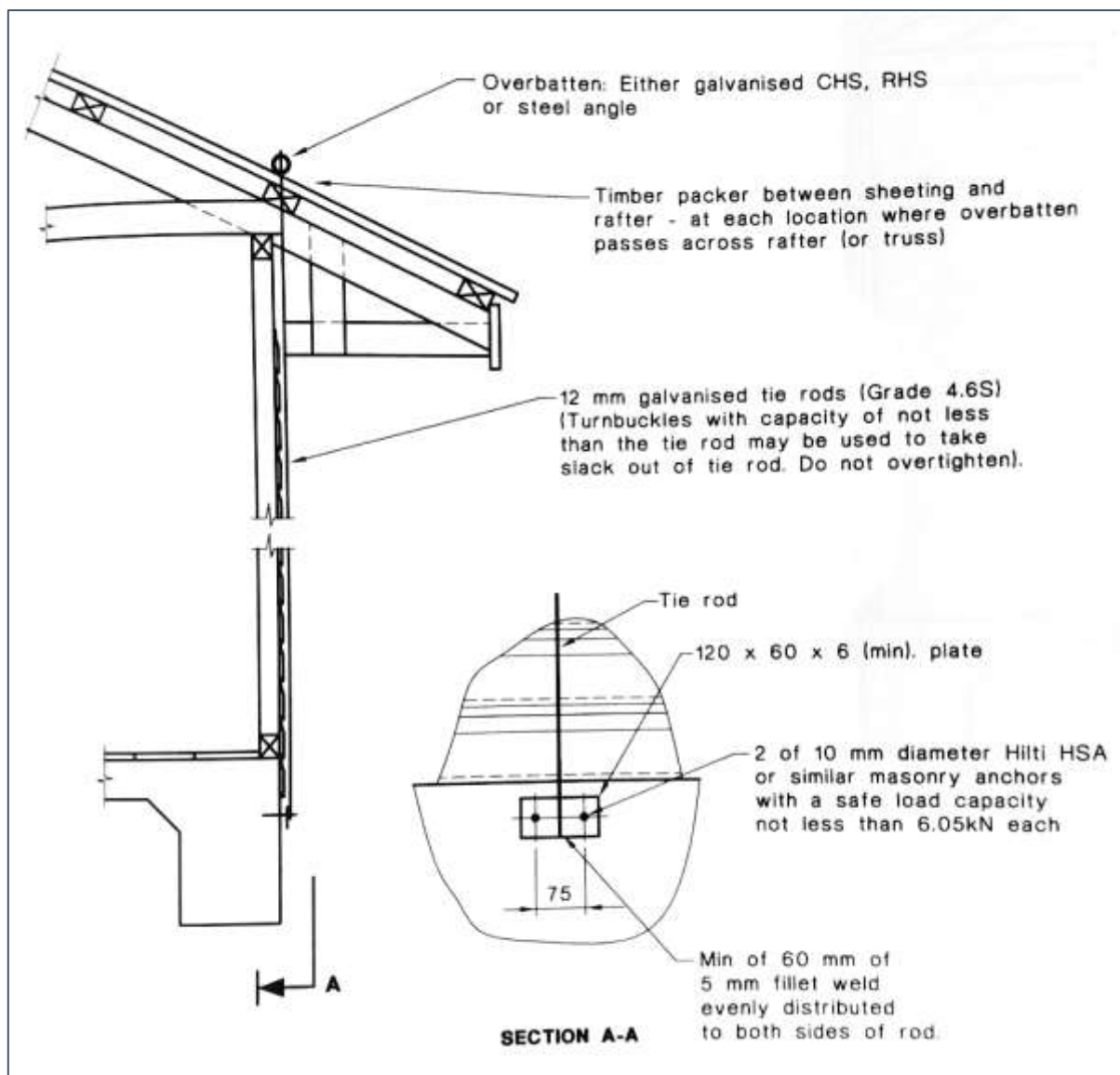
To resist these wildly fluctuating loads, our homes need strong and well-connected load paths from roof to ground. To achieve this, uplift is prevented by tying the house down to its foundations or concrete floor by a strong and well-connected path that the load can travel along.

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

The preferred method in upgrading a home would be the full roof replacement and upgrade to the roof structure tie down. If this is not within the homeowner's capacity, retrofitting using the external over-batten system could be a short-term option.

Below is an image of the details for the external over-batten system in line with HB 132.2:1999 Structural upgrading of older houses, Part 2: Cyclone areas.



What is eligible?

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

- The over-batten system must be certified by a Queensland Building and Construction Commission (QBCC) licenced building surveyor, and a Form 21 provided on completion of the work, that it complies with HB 132.2:1999 Structural upgrading of older houses, Part 2: Cyclone areas.
- Ridge must be reinforced in addition to the external over-batten system.
- Evidence of QBCC Home Warranty Insurance covering the full value of the Quote or more (where applicable), provided on completion.

*House restumping is not included in this program.

Contractor quotes

When sourcing a quote from a licenced contractor, it must contain:

- the contractor's QBCC licence number.
- a reference that:
 - the products comply with the relevant Australian Standards
 - certification for the works by a QBCC licenced building surveyor will be provided.
- a full breakdown of the quote, and if any additional items and/or multiple improvement options are included such as:
 - scope of over-batten works
 - roof ridge reinforcement
 - engineering
 - certification
 - QBCC Home Warranty Insurance covering the full value of the Quote or more (where applicable)
- Any additional information to assist the quote assessment, such as areas not included or out of scope.

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

Approvals

If your application is approved, you will be notified by email. You will then need to enter a QBCC approved building contract with your chosen licenced contractor for the quoted works.

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

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

Completion of the improvement works

On completion of the external over-batten tie-down upgrade, you will need to provide the following documentation to the Household Resilience Program grants team, via the grant's portal:

- **Form 21**, from a QBCC licenced building surveyor stating the works have been engineered and constructed to meet the Building Code of Australia (BCA).
- **Copy of the contractor's invoice:**
 - addressed to the homeowner (full name)
 - referencing the Household Resilience Program application number
 - itemising and quantifying the works completed.
- **QBCC Home Warranty Insurance** taken out by the contractor covering the full value of the quote or more (where applicable), prior to the work starting.

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

Payment of grant funds

When the documentation has been provided, an assessor will inspect the completed works to assess if the grant funds can be released. The Household Resilience Program team will arrange for the grant funding to be paid directly to the contractor. This is expected to take 5 to 10 business days after receipt of the documentation and the onsite inspection is completed.

You will be required to pay the balance of your co-contribution, plus any additional costs for works that are not covered by the grant, to the contractor, once you are satisfied that the works have been completed in full.

Additional benefits

After making tie-down upgrades, program participants have found additional benefits including:

- improvement in cyclone resilience
- support to local businesses and the building industry
- value for money
- potential reduction in insurance premiums.

It is recommended that you contact your home insurer to find out if you are eligible for a reduction in your home insurance premium after undertaking these building improvements to increase the cyclone resilience of your home.

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

More information

Phone: 07 3007 4485 (Option 1)

Email: strongerhomes@epw.qld.gov.au

Website: www.qld.gov.au/StrongerHomes