

Guidelines:

Cladding rectification works approved for funding by Cladding Safety Victoria

These Guidelines have been prepared for those managing cladding rectification projects approved to proceed by Cladding Safety Victoria before 1 March 2021.

This includes:

- Relevant Building Surveyors (RBS)
- Municipal Building Surveyors (MBS)
- Project managers and building practitioners
- Owners Corporations (OC) and Owners Corporation Managers (OCM)
- Building design team (architect, Fire Safety Engineer, other engineers)

Who is this information for?

This note has been prepared by [Cladding Safety Victoria](#) (CSV) in consultation with the [Victorian Building Authority](#) (VBA) on regulatory requirements.

The process outlined in these guidelines allows for CSV-funded works, approved before 1 March 2021, to proceed, including situations where additional fire rating compliance issues have been discovered following the removal of external wall cladding.

Cladding rectification projects approved for funding by CSV after 1 March 2021 will undergo a revised due diligence process to confirm additional fire safety compliance issues earlier in the building inspection process. Separate Guidelines will be issued to explain the detailed due diligence process for these projects under the final process.

What is the scope of CSV funding?

The scope of works funded by CSV, where all combustible cladding is being removed and replaced, will include replacing the cladding, and where necessary, sarking and insulation, and providing external fire rated linings where a Fire Resistance Level (FRL) is required to the outside of the external wall system.

Funding will exclude any internal works to the external wall system or rectification of spandrels where no cladding removal and fire resistance levels are required. This means that funding will not include constructing new spandrels.

Where problems with spandrels exist, CSV may fund those lower cost items required to improve fire resistance levels and which are considered by the RBS as best done while the cladding is removed. This will be at the direction of the MBS or RBS to limit the risk of fire spread and may also include items such as cavity barriers.

Works funded by CSV will not include addressing internal fire resistance deficiencies such as internal linings or passive fire upgrades – this is the responsibility of OC's to address during funded or subsequent phases of work.

NOTE: This does not mean that other fire safety compliance issues identified following the removal of cladding can be disregarded. Where an RBS identifies fire safety non-compliance that is out of scope for a CSV-funded project, they should promptly advise the relevant MBS who can assess and consider the issue of a building notice for the additional fire safety compliance requirements.

What are my responsibilities?

Relevant Building Surveyors

As the RBS you will consider and approve, as appropriate, documentation for cladding rectification works and undertake inspections to review critical construction components forming part of the external wall as considered by the building permit. This may include items that are required to improve fire resistance levels and are best done while the cladding is removed.

CSV will provide relevant building due diligence material to the MBS, RBS and OCs, to assist in determining if any works outside the funding scope are needed by the OC and assist the OC in engaging with relevant design consultants to address any notices issued by the MBS.

Where fire safety compliance issues are identified outside the scope of CSV funding the RBS will notify the MBS and CSV.

Key Sequencing of Rectification Works

CSV operates on a cladding risk reduction basis and the scope of items that CSV will fund is to be prioritised and undertaken whilst the external cladding is removed. Where additional or varied works are required, the RBS should consider the need for a variation to the building permit. Under the initial process, the potential building non-compliances associated with the external wall system that have been identified can be sequenced after the CSV funded works on a subsequent building permit. The preference would be to continue the appointment of the RBS for subsequent works at the owner's discretion, without the agency of CSV. As these broader building defects may also present risks to building occupants and fire and rescue personnel, the enforcement of these standards remains with the MBS.

The RBS should ensure the appropriate communication to the MBS, the VBA and CSV when potential compliance issues are identified outside the relevant building surveyor's functions in respect to cladding rectification.

If you are uncertain if these Guidelines apply to a particular building, you can contact CSV or the VBA via the contact details at the end of this advice.

Municipal Building Surveyors

As the MBS you should undertake a review of the level of safety and consider serving appropriate enforcement action on the existing building as necessary. The suggested process is outlined in the [acquittal guidelines](#) issued by the Victorian Building Authority (VBA). Enforcement action is generally addressed via a notice to the owners for action, however further liaison with CSV, RBS, the Project Manager and/or builder may be necessary to ascertain rectification works at a technical level. The MBS may be requested to provide a review and in-principle agreement (as opposed to a full design review and approval) with a proposed design solution or building permit and its likelihood of satisfying the building notice.

The MBS may need to revisit site once the cladding is removed and any other fire safety compliance issues outside the remit of the RBS under the initial process are identified. This will follow notification of a potential non-compliance by the RBS or other party. This may lead to the MBS amending the current enforcement or issuing new enforcement action.

If you are uncertain if these Guidelines apply to a particular building, you can contact CSV or the VBA via the contact details at the end of this advice.

Project Managers and building practitioners

As the RBS collects evidence about the form of construction and materials used in relation to a building's cladding, other potential non-compliances associated with the external walls may be identified that present risks to building occupants.

The project manager and building design team should consider any subsequent sequencing of works that may impact the completion of the CSV funded works. Any concerns regarding sequencing of work should be referred to the RBS and Owners for consideration prior to completing works where the works may impact on the ability to carry out the subsequent works without undoing the CSV funded work.

As these broader building defects may also present risks to building occupants and fire and rescue personnel, the enforcement of these standards remains with the MBS.

CSV will only fund the elements that would have required rectification should the remainder of the wall system have been compliant.

CSV applies an 'agent of change' principle and funds any ancillary, protective or remediation works associated with the cladding rectification work, such as reinstating existing waterproofing membranes where the removal of cladding causes damage.

If you are uncertain if these Guidelines apply to a particular building, you can contact CSV or the VBA via the contact details at the end of this advice.

Owners Corporations and Owners Corporation Managers

It is important for Owners Corporations to understand that CSV has only been given the responsibility to fund certain parts of a wall for cladding rectification works.

Where CSV has approved funding for the removal of all combustible cladding, funding will not extend to addressing internal fire resistance deficiencies such as internal linings or other internal building fire safety compliance issues, meaning this work may fall to you, as the owners, to address in a subsequent phase of work.

CSV will continue to communicate with owners throughout the rectification process to clarify what works may be excluded from funding, the regulatory process and how you may progress fire safety considerations in your building that the owners corporation are responsible for.

If you are uncertain if these Guidelines apply to a particular building, you can contact CSV or the VBA via the contact details at the end of this advice.

Definitions

What are external wall systems?

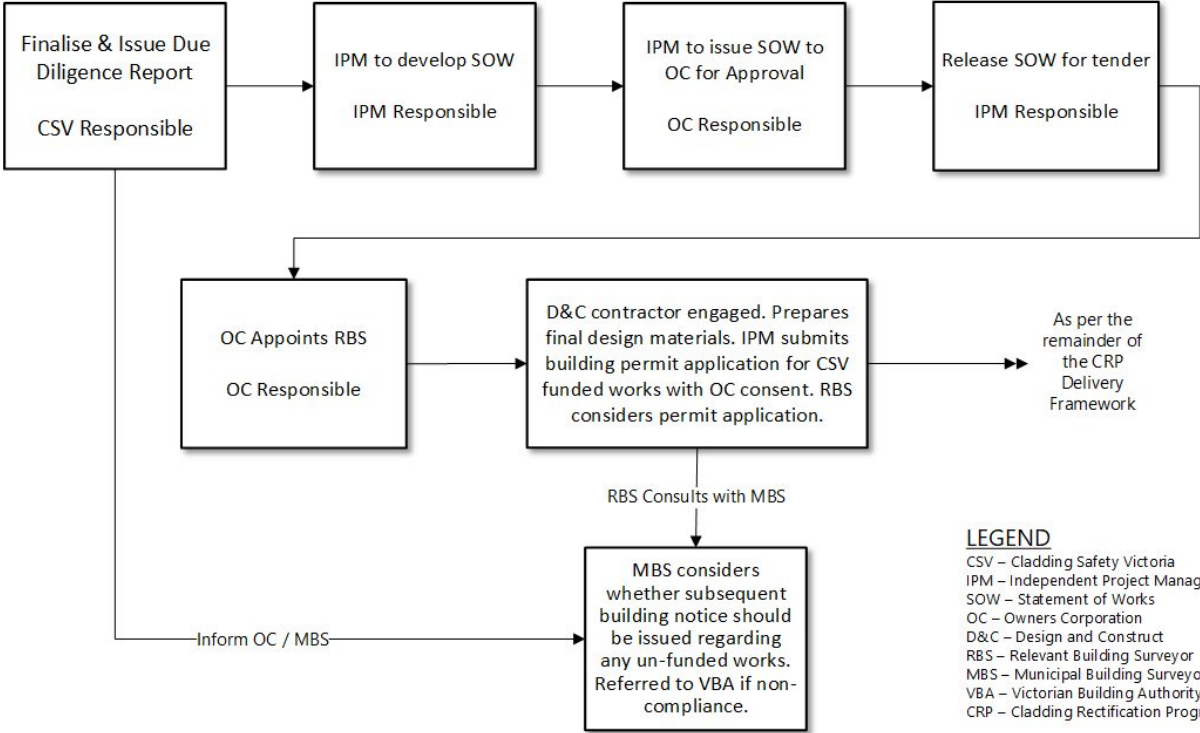
Cladding products form part of a building's external wall system and contribute to the achievement of the safety, health and amenity objective as expressed in the National Construction Code.

The external wall system of a building includes the façade covering, cladding, framing, insulation, sarking, spandrels and internal linings.

External wall systems contribute to the structural integrity of the building (including during a fire) and impact the way in which a fire may spread throughout a building, including the speed of spread and intensity of the fire.

The external wall system also contributes to weatherproofing and thermal performance.

Key Sequencing Diagram


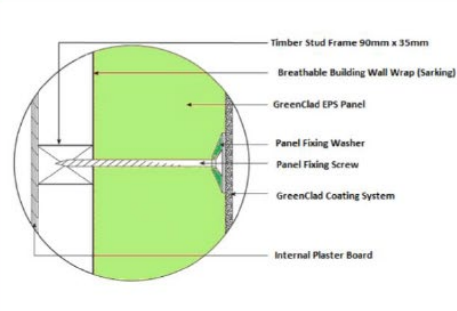


- LEGEND**
- CSV – Cladding Safety Victoria
 - IPM – Independent Project Manager
 - SOW – Statement of Works
 - OC – Owners Corporation
 - D&C – Design and Construct
 - RBS – Relevant Building Surveyor
 - MBS – Municipal Building Surveyor
 - VBA – Victorian Building Authority
 - CRP – Cladding Rectification Program

Example Scenarios

Example scenario 1

A Due Diligence inspection has been undertaken on a building that has been accepted into the Cladding Rectification Program. The report following the inspection has been finalised and the below external wall build up has been noted on the building:

EPS TYPE	DESCRIPTION	WALL BUILD-UP																						
EPS 01 EXTERNAL WALL –		 <p><i>Figure 1 – Assumed section and detail</i></p>																						
	<table border="1"> <tr> <td>FINISH:</td> <td>Textured rendered</td> </tr> <tr> <td>COLOUR:</td> <td>Sand</td> </tr> <tr> <td>LOCATIONS:</td> <td>All external wall elevations</td> </tr> <tr> <td>FIXINGS:</td> <td>Mechanical (assumed)</td> </tr> <tr> <td>INSULATION:</td> <td>N/A</td> </tr> </table>	FINISH:	Textured rendered	COLOUR:	Sand	LOCATIONS:	All external wall elevations	FIXINGS:	Mechanical (assumed)	INSULATION:	N/A	<table border="1"> <thead> <tr> <th>Material</th> <th>Thickness</th> </tr> </thead> <tbody> <tr> <td>Plasterboard mm</td> <td>10mm (assumed)</td> </tr> <tr> <td>Timber frame + insulation</td> <td>90 x 35 timber framing (assumed)</td> </tr> <tr> <td>Sarking</td> <td>Watergate weatherproof Wrap (assumed)</td> </tr> <tr> <td>EPS</td> <td>80mm</td> </tr> <tr> <td>Render</td> <td>1 - 2mm</td> </tr> </tbody> </table>	Material	Thickness	Plasterboard mm	10mm (assumed)	Timber frame + insulation	90 x 35 timber framing (assumed)	Sarking	Watergate weatherproof Wrap (assumed)	EPS	80mm	Render	1 - 2mm
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In this instance CSV will fund the following scope:

- Removal of the existing combustible cladding along with the existing sarking
- Installation of compliant insulation, sarking and cladding as required to limit the risk of fire spread and increase the safety of the building occupants in a timely manner.
- Installation of fire rated linings (if required) to the outside of the frame, if the frame is load bearing and/or is within three (3) metres of the boundary. Some cladding has this capacity inherently.

The CSV funded scope is to be prioritised in an initial building permit to be undertaken as an immediate risk reduction to building occupants and fire and rescue personnel.

The remaining non-compliances associated with the external wall, which is the non-compliant internal lining, is to be subsequently sequenced after the CSV funded works under a separate building permit by an RBS and a separate Building Notice/Order by the MBS.

See diagram below.

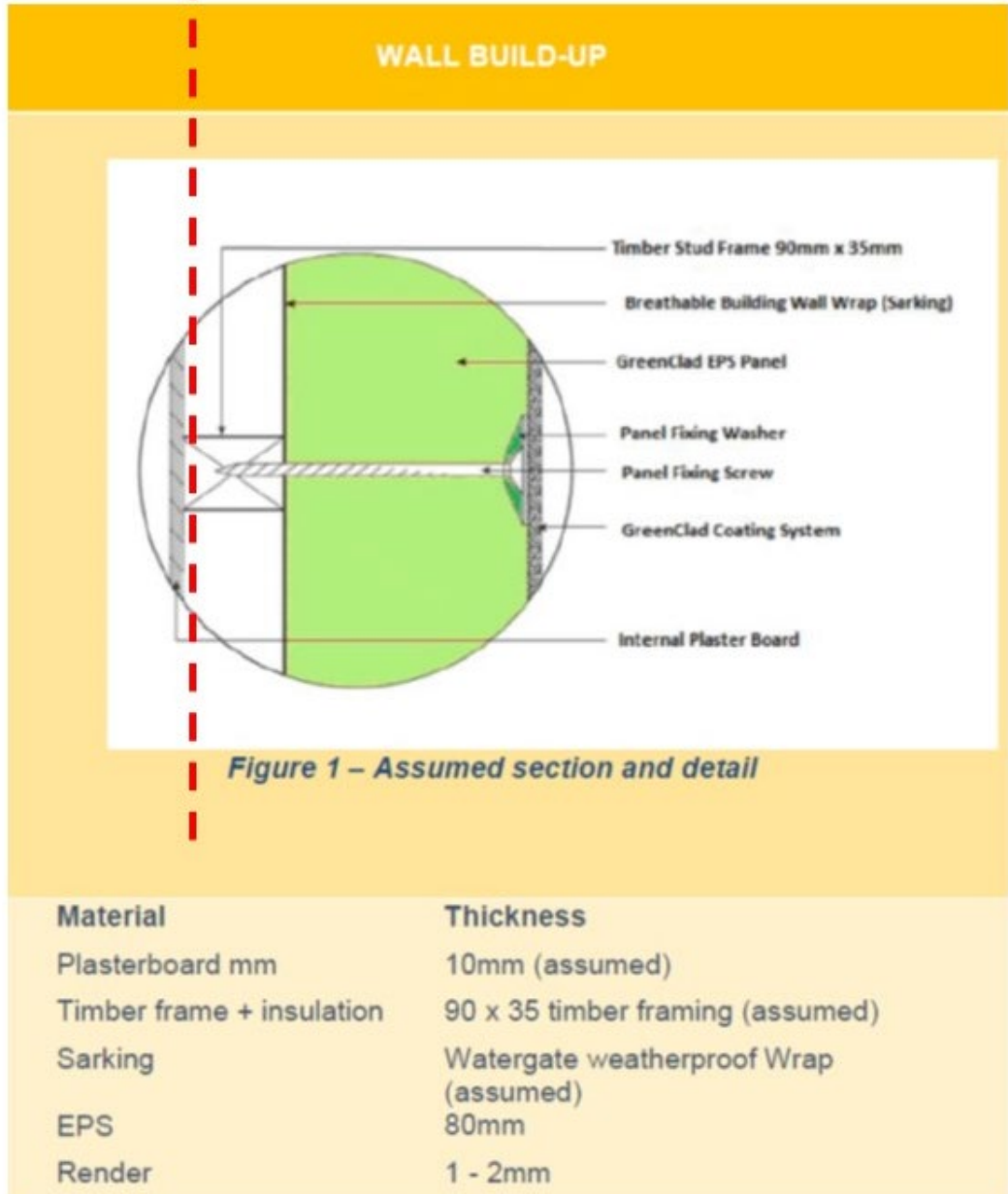
Other Works

To be undertaken subsequently






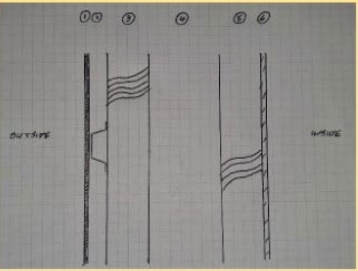
CSV Funded Works

To be prioritised and undertaken first in the sequence



Example scenario 2

A Due Diligence inspection has been undertaken on a building that has been accepted into the Cladding Rectification Program. The report following the inspection has been finalised and the below external wall build up has been noted on the building:

ACP TYPE / NAME	INSTALLATION	LOCATIONS	DESCRIPTION	WALL BUILD-UP
ACP 01 FACADE				
	<p>INSTALLATION A – External wall backing onto living areas</p> <p>SAMPLES: - B035&36-BLDG'A'-E- ACP01-01</p>	East and west facades	<p>THICKNESS: 4mm</p> <p>COLOUR: black</p> <p>CORE: grey</p> <p>FIXING: timber subframe (galvanized top hats and plastic packers). ACP mechanically-fixed at panel edges.</p> <p>INSULATION: not sighted.</p> <p>PANEL EDGES: folded, mechanically-fixed to aluminium angles / top-hats and joints face- sealed.</p>	<p>1. ACP.....4mm</p> <p>2. Tophats and plastic packers.....30-60mm</p> <p>3. Timber subframe.....90mm</p> <p>4. Void.....variable</p> <p>5. Timber subframe.....90mm</p> <p>6. Internal plasterboard.....10mm</p>

In this instance CSV will fund the following scope:

- Removal of the existing combustible cladding
- Installation of compliant insulation, sarking and cladding as required to limit the risk of fire spread and increase the safety of the building occupants in a timely manner.
- Installation of fire rated linings (if required) to the outside of the frame, if the frame is load bearing and/or is within three (3) metres of the boundary.

The CSV funded scope is to be prioritised in an initial building permit to be undertaken as an immediate risk reduction to building occupants and fire and rescue personnel.

The remaining non-compliances associated with the external wall which is the non-compliant internal lining is to be subsequently sequenced after the CSV funded works under a separate building permit by an RBS and a separate Building Notice/Order by the MBS.

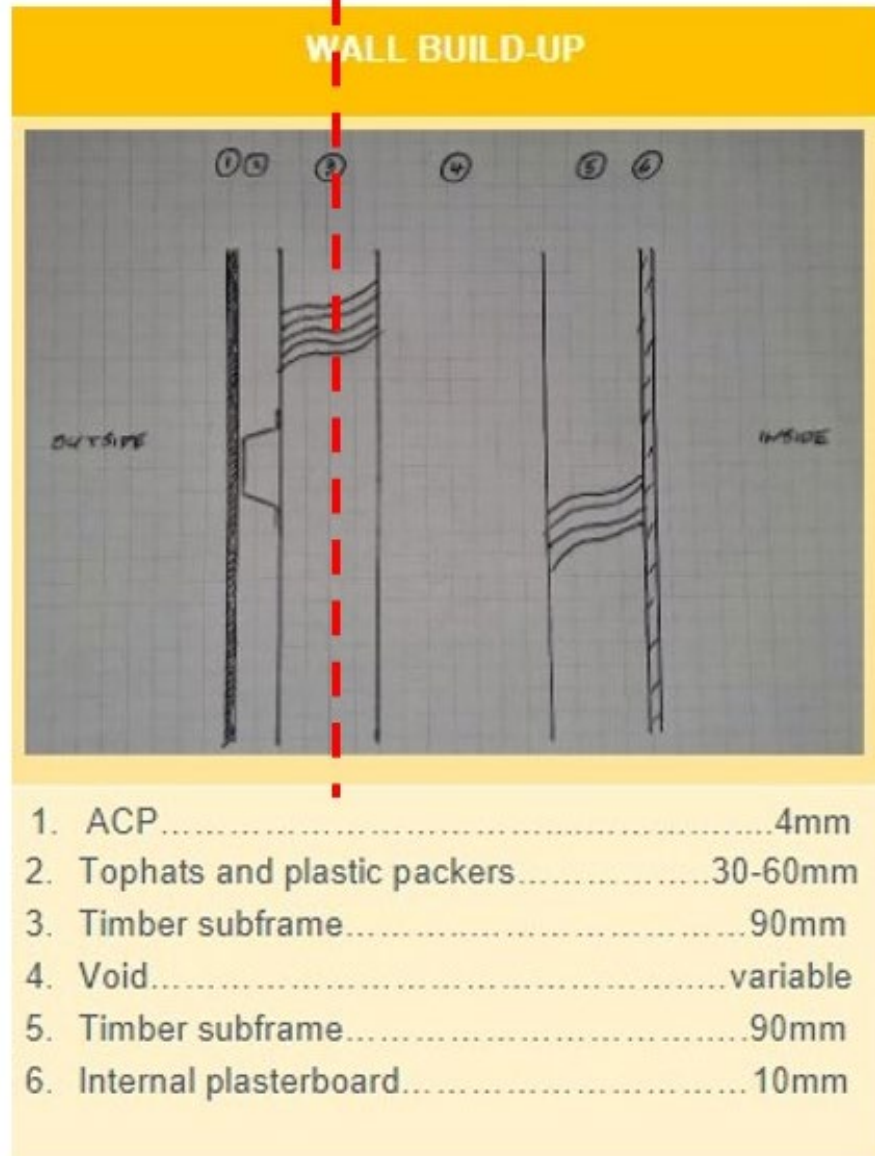
See diagram below.

CSV Funded Works

To be prioritised and undertaken first in the sequence

Other Works

To be undertaken subsequently



Example scenario 3

CSV funding does not include the removal and replacement of internal linings. This means that the internal elements of spandrels will not be funded by CSV. CSV and the VBA acknowledge that it may be possible to improve the external elements of spandrels during cladding removal and replacement, at locations where cladding is being removed, thereby improving external fire resistance. The relevant regulator (MBS, RBS, VBA) may require the internal elements of spandrels to be addressed during a subsequent phase of works.

CSV and the VBA requests that practitioners consider the following scenarios to support their design, certification, and construction of cladding rectification solutions.

Case A: replacement cladding is not fire rated

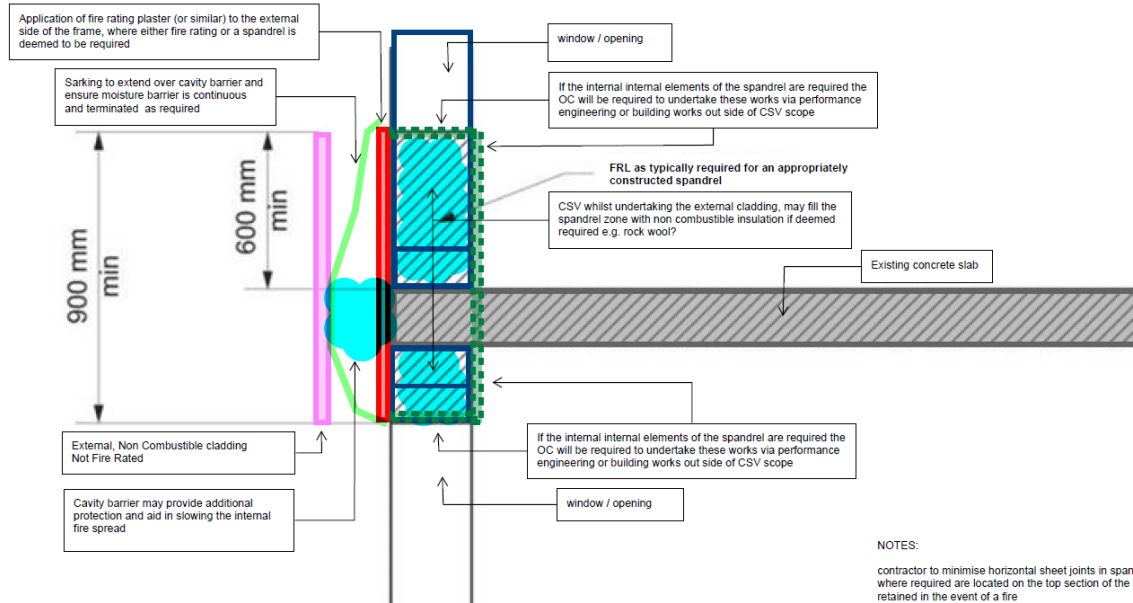
In some cases, replacement cladding is not required to be fire rated.

However, openings in the external wall system may ordinarily necessitate the installation of a spandrel.

In such a case, practitioners may wish to consider the following approach:

- Application of fire rating plaster to the external side of the frame, where either fire rating or a spandrel is deemed to be required.
- Provision of cavity barrier between fire rated elements and external cladding (horizontal and vertical).
- In such a case, the relevant regulator may require internal elements of the spandrels to be addressed separately (either via performance engineering or building works).
- The relevant regulator may consider this reduces the need for internal elements of the spandrels to be addressed.

SCENARIO 1: REPLACEMENT CLADDING IS NOT FIRE RATED



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contractor to minimise horizontal sheet joints in spandrel plaster board, or where required are located on the top section of the spandrel to best be retained in the event of a fire

Performance solution required as a risk reduction measure and may not require internal linings to be upgraded or changed.

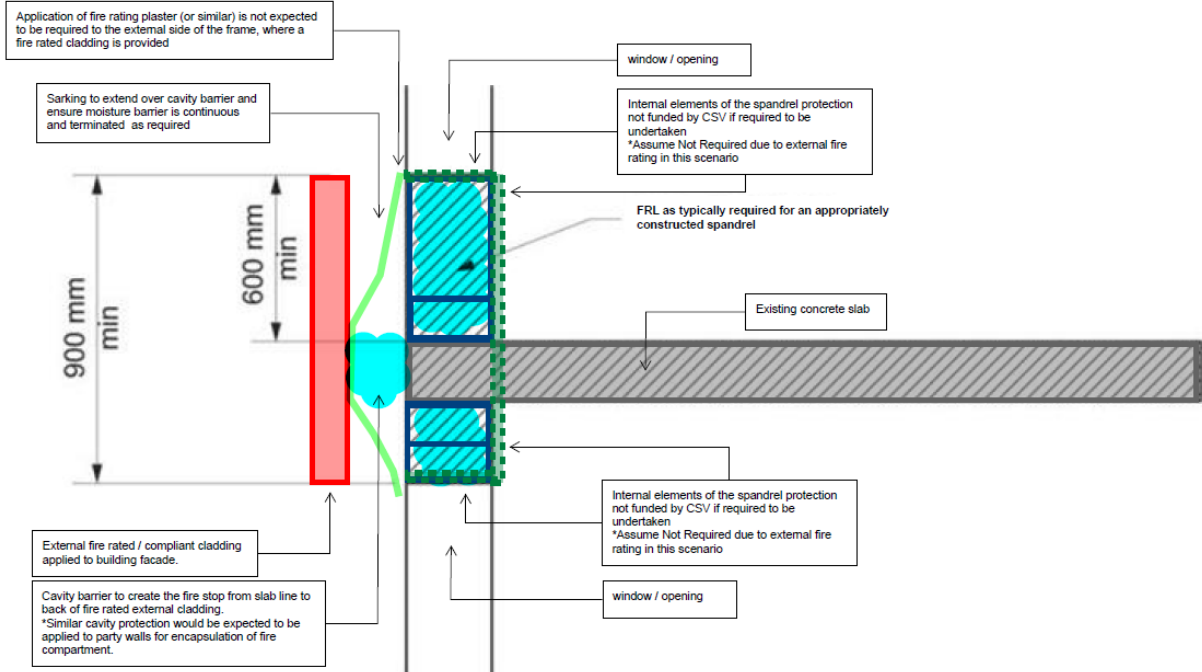
Moisture requirements need to be considered in the application of these scenarios and the specified barriers.

Case B: replacement cladding is fire rated

Where replacement cladding is fire rated, practitioners may consider the following approach:

- Installation of a cavity barrier, at slab junctions and party walls, thereby extending fire protection to the external fire rated elements.
- The relevant regulator may consider this reduces the need for internal elements of the spandrels to be addressed.

SCENARIO 2: REPLACEMENT CLADDING IS FIRE RATED



NOTES:

Refer Guidance note for further clarity and detail

Windows, window flashings & associated framing have been omitted from the diagram for clarity.

All required battens or sub-framing required for the support & fix the external cladding have been omitted from this diagram for clarity

It is expected the external portion of the "Spandrel" will be placed in all required areas (externally) where combustible cladding is removed and a "spandrel" is deemed required. If internal works are required to be undertaken for the compliance of the "Spandrel" (internal plaster linings or the like), they will be required to be undertaken by the OC at a time suitable to them, whilst allowing the CSV funded works to progress.

Diagram indicative only and not to scale

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These items will be incorporated into a fire engineered solution presented to the relevant regulator by the D&C contractor.

Spandrels may not be constructed consistently or as per the standard spandrel requirements set out in the BCA, however it is expected that a minimum spandrel distance of 900mm is achieved. Where existing openings are not consistent in alignment or achieve the minimum required vertical separation, a performance solution should be considered.

Want to know more?

Cladding Safety Victoria

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Cladding Audit

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