

# External solid core doors - Strata Resilience Program

The Strata Resilience Program (the Program) aims to assist eligible bodies corporate in coastal parts of Central and North Queensland to improve the resilience of their properties against cyclones.

Activities like retrofitting the existing roof structure, replacing old style louvers, protecting the windows, strengthening the doors, and ensuring the building is well maintained by the body corporate, are all ways to improve the strength of our properties.

Currently there are many products on the market which do not meet the wind load requirements for external doors.

## Wind loads

The severe winds from tropical cyclones exert huge forces on building structures with wind pushing on the windward wall and applying high suction pressures on the roof (trying to lift the structure out of the ground), as detailed in Image 1 and 2 below.

In addition to these severe loads on the outside of the building structure, if a sudden opening occurs (for example, a broken window or failed door), the windward wall pressure can suddenly enter the building and potentially double the load on the roof structure. Evidence suggests that this is a key failure in older properties.

Image 1

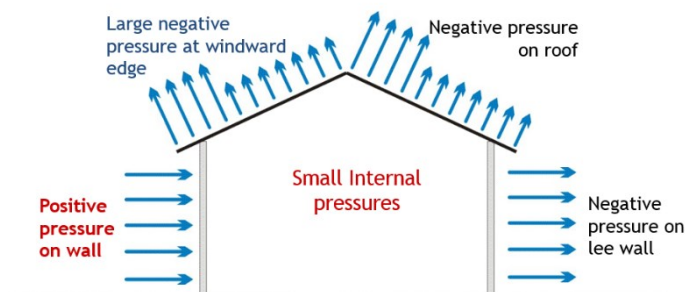
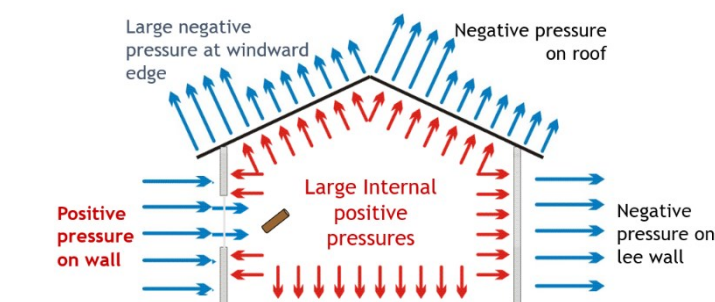


Image 2



Source: James Cook University – Cyclone Testing Station



## What is eligible for funding?

To be eligible for funding, the new external door/s must meet the following requirements:

- The new external door must be rated for external use and comply with AS4055:2021 Wind Loads for Housing
- A good quality lock set and hardware must be installed
- The installer must provide Form 43, self-certification, which complies with the relevant standard AS1170.2:2021 or AS4055:2021 Wind Loads for Housing
- If the replacement door contains glass, an approved AS1170.2:2021 compliant debris impact screen must be installed on the exterior to protect the glass
- Works must be completed on existing buildings to meet the program objectives of increasing cyclone resilience.

Works completed prior to grant approval are not eligible for funding.

## What is not eligible for funding?

- Enclosing outdoor areas or reconfiguring doors
- Works completed prior to grant approval
- Maintenance works.

## Contractor quotes

Quotes should be provided by one (1) contractor covering all the works to be included under the program. Separate quotes will not be considered.

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

- the contractor's Queensland Building and Construction Commission (QBCC) licence number.
- a reference that:
  - the design will comply with the relevant Australian Standards
  - certification for the works in the quote.
- a full breakdown of the quote, and if additional items and/or multiple improvement options are included such as:
  - a scope of works
  - engineering
  - certification.
- QBCC Home Warranty Insurance covering the full value of the quote or more (where applicable)
- any other additional information that would 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 the application is approved, the body corporate will be notified by email. The body corporate will then need to enter a QBCC approved building contract with the chosen licenced contractor for the quoted works.

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

To assist body corporate's in managing agreed payment terms, grant funds may be paid in up to three (3) progress payments in line with the building contract. The Program's progress payments will be the final payments following the body corporate contributions being paid in full. Grant payments may also be a lump sum on acceptable completion of the works.

Program funds will be paid directly to the contractor.

## Completion of resilience works

On completion of the door replacement works, you will need to provide the following documentation to the Program team, via the grant's portal:

- **Form 43** self-certification, that the install complies with AS4055 Wind Loads for Housing from the contractor.
- **Copy of the contractor's invoice:**
  - addressed to the body corporate (full name)
  - referencing the Program application number
  - including list of progress payments and the status of these payments
  - itemising and quantifying the works completed.
- **QBCC Home Warranty Insurance** details 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

The body corporate 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, prior to grant funds being released.

Progress payments will be made in line with the building contract following the body corporate contribution being paid in full. Contractors will need to provide photographic evidence and a declaration of the works completed in the progress payment. If the photos don't clearly identify the completed works, an onsite inspection may be required prior to payment of progress payments.

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

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

## Additional benefits

After replacing external doors with more resilient doors, property owners have found additional benefits including:

- improvement in cyclone resilience
- increase in security
- additional privacy
- improved street appeal
- support of local businesses and the building industry
- value for money
- potential benefit in insurance premiums.

It is recommended that you contact your insurer to find out if you are eligible for benefits on your insurance premium after undertaking these building improvements to increase the cyclone resilience of your property. Although not mandatory a cyclone preparedness plan may be required for individual insurers. The body corporate is encouraged to discuss the requirements with their insurer to support potential benefits on their insurance premiums.

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

## More information

**Phone:** 07 3007 4485 (Option 3)

**Email:** [strataresilience@epw.qld.gov.au](mailto:strataresilience@epw.qld.gov.au)

**Website:** [www.qld.gov.au/StrataResilienceProgram](http://www.qld.gov.au/StrataResilienceProgram)